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20 12 STREET NW FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
32448

MLS ID:
A2263065

\$59,900



 **MINGU KYOUNG**
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 20 12 Street NW, Calgary , Alberta T2N 1Y3

Transaction Type For Lease	Days On Market 163	Lease Amount 5333.00
Lease Frequency Monthly	Subdivision Hillhurst	Building Type Retail
Year Built 2016	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Building Area (Sq. Ft.) 990.00	Building Area (Sq. M.) 91.97
Inclusions N/A	Restrictions Landlord Approval	Reports Leases

Seize this rare opportunity to own a thriving salon in the heart of Kensington—one of Calgary’s most vibrant communities. This turnkey business is ready for a new owner to step in and continue its success. Ideally situated in a busy strip mall with convenient street parking, the salon benefits from steady foot traffic generated by nearby residential condominiums, schools, parks, and a diverse mix of retail and dining establishments. Spanning 990 sq. ft., the salon offers an efficient and modern layout featuring large windows with abundant natural light, 6 fully equipped styling chairs, 3 sinks and 3 shampoo stations, a staff room and washroom & laundry for added convenience. The business has demonstrated consistent revenue growth with established client base, and untapped potential for expansion. Listed well below replacement cost, and this is truly a golden opportunity for an ambitious owner-operator!

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