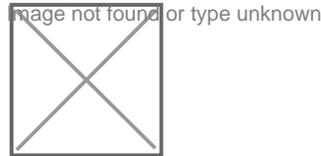


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## EXCEPTIONAL OPPORTUNITY TO ACQUIRE AN ESTABLISHED, PROFITABLE MEDICAL AESTHETICS AND ANTI-AGING...



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta

**Listing ID:**  
33912

**MLS ID:**  
A2284469

**\$429,000**



 **JIAN HUI OUYANG**  
 (587) 664-3031

 Century 21 Bamber Realty LTD.  
 403-245-0773

 Calgary , Alberta

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 89	<b>Lease Amount</b> 3700.00
<b>Lease Frequency</b> Monthly	<b>Zoning</b> C-COR1 f3.0h23	<b>Subdivision</b> Mission
<b>Year Built</b> 1998	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Business	<b>Legal Plan</b> 1610241	<b>Building Area (Sq. Ft.)</b> 1250.00
<b>Building Area (Sq. M.)</b> 116.13	<b>Inclusions</b> Call Listing agent	<b>Restrictions</b> None Known
<b>Reports</b> None		

Exceptional opportunity to acquire an established, profitable medical aesthetics and anti-aging clinic located in one of Calgary's busiest, high-visibility areas with free street parkings. This purpose-built, professionally designed clinic offers a full range of in-demand cosmetic and wellness services within a modern, upscale environment. Highlights: Prime Location: Strong foot traffic, excellent visibility, easy access. Turnkey Facility: Approx. 1,250 sq. ft. with elegant treatment rooms, welcoming reception, and advanced, well-maintained equipment. The rent is \$3700 all included. Established Since 2012: Loyal clientele, strong brand reputation, and consistent year-over-year growth. Experienced Team: Certified professionals supporting smooth daily operations. High-Demand Market: Non-surgical cosmetic and wellness services with strong and expanding industry demand. Services Offered Skin & Face Treatments: Facials, Peels, Acne Treatments, LED Light Therapy, Melasma & Discoloration Treatments, Cryotherapy, Hydra-facial, Skin Rejuvenation, Anti-Aging, Microdermabrasion, Dermaplaning, Micro-Infusion, Micro-needling, Skin Analysis Aesthetic Medical Procedures: PRP Treatments, Botox Cosmetics, Dermal Fillers, Exilic, Hyperhidrosis Treatment, Hair Loss Restoration, Sclerotherapy, Skin Boosters, Mesotherapy, Lip-dissolve, Migraine Botox, Weight Loss Products Offered Cleansers, Toners & Essences, Moisturizers, Sunscreen, Eye Cream, Serums & Spot Treatments, Masks, Skincare Sets, Hair Products, Wellness Supplements, Skincare Devices Ideal for: Owner-operators, investors, or clinics seeking to expand into a thriving, well-equipped medical aesthetics practice. Good to buy. Good to operate. Good to invest.

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