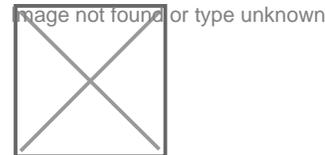


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

#4, 99999 MCLEOD TRAIL SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
34081

MLS ID:
A2287720

\$99,900



 **SOON THIEU**
 (403) 650-1488

 First Place Realty
 403-547-8401

 #4, 99999 Mcleod Trail SE, Calgary , Alberta T2H0L3

Transaction Type For Lease	Days On Market 69	Lease Amount 6300.00
Lease Frequency Monthly	Subdivision East Fairview Industrial	Building Type Commercial Mix,Free-Standing
Year Built 1980	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Building Area (Sq. Ft.) 1100.00	Building Area (Sq. M.) 102.19
Footprint (Sq. Ft.) 1100	Roof Asphalt/Gravel	Foundation Combination
Cooling None	Heating Forced Air,Natural Gas	Lot Features City Lot
Access to Property Direct Access	Inclusions SELLER TO PROVIDE	Restrictions Building Restriction,Call Lister

Reports

Annual Property Operating Data

Excellent Investment Opportunity: Turnkey Nail Salon in Near Chinook Shopping Center Calgary AB. A rare opportunity to acquire a beautifully appointed and successfully operated Nail salon in a high-traffic area near Chinook Shopping Canter Calgary. After 10 years of services a loyal clientele and a stellar reputation, This 1,100 sq. ft. nail salon exudes elegance and professionalism with its high-class, modern setup that is meticulously clean and maintained. The space is thoughtfully designed with 5 spacious nail stations and 8 luxurious spa chairs. Additionally, two private rooms offer the potential for expanded services such as facials, waxing, or massage therapy, providing additional revenue streams. Conveniently located near the bustling Chinooks Mall, the salon benefits from high visibility and a steady flow of potential customers. The desirable location, coupled with ample free parking, ensures a convenient and pleasant experience for a happy and loyal customer base. This is an exceptional opportunity for an investor or a beauty professional looking to own a profitable, established business with significant growth potential. To arrange a private and confidential viewing, please make an appointment today before it too late.

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