



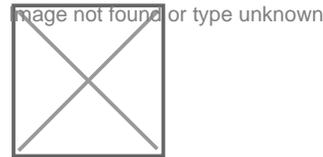
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**Regional Contact**

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## 3140, 5850 88 AVENUE NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**

Calgary, Alberta

**Listing ID:**

34289

**MLS ID:**

A2291083

**\$599,000**



**ARSHDEEP RANDHAWA**

(403) 512-1566

**REMAX Innovations**

403-228-5557



3140, 5850 88 Avenue NE, Calgary , Alberta T3J 4B6

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 11	<b>Lease Amount</b> 38.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> Saddle Ridge	<b>Building Type</b> Retail
<b>Year Built</b> 2019	<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Building Area (Sq. Ft.)</b> 1100.00	<b>Building Area (Sq. M.)</b> 102.19
<b>Inclusions</b> List will be provided on offer stage.	<b>Restrictions</b> None Known	<b>Reports</b> None,Other Documents

Phenomenal Business Opportunity in the Heart of Savanna! Rarely does an established, profitable salon become available in one of NE Calgary's most vibrant and rapidly growing communities. Spanning 1,100 sq. ft. of modern, thoughtfully designed space, this salon has been a staple of the Savanna community for the last 4 years, building a loyal clientele and a reputation for excellence. This is a true turnkey operation, perfect for an entrepreneur looking to step into a successful business from day one. The space is bright, spacious, and professionally built-out to maximize both stylist efficiency and client comfort. Situated in a high-traffic area with excellent visibility and ample parking, the location benefits from the dense residential surroundings and nearby commercial amenities. Highlights: Prime Location: Located in the high-demand Savanna community. Proven Track Record: Successfully operating and profitable for 4+ years. Size: 1,100 sq. ft. of premium commercial build-out. Versatility: Ideal for hair, aesthetics, or a full-service medi-spa transition. Don't miss your chance to own a thriving business in a prime NE location. Book your private tour today!

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