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PROFESSIONAL SERVICE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
34315

MLS ID:
A2291596

\$75,000



 **MEL LOEWEN**
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 Calgary , Alberta

Transaction Type For Sale	Transaction Type For Lease	Days On Market 12
Days On Market 59	Business Type Professional Service	Lease Amount 2447.50
Lease Frequency Monthly	Lease Term Other	Zoning M-0
Zoning M-0	Subdivision Downtown Commercial Core	Year Built 2005
Year Built 2005	Structure Type Five Plus	Structure Type Five Plus
Property Type Commercial	Property Type Commercial	Property Sub Type Business
Property Sub Type Mixed Use	Legal Plan 0000001	Building Area (Sq. Ft.) 0.00
Building Area (Sq. Ft.) 0.00	Building Area (Sq. M.) 0.00	Building Area (Sq. M.) 0.00
Inclusions All furnishings , fixtures, appliances.	Inclusions All furnishings , fixtures, appliances.	Restrictions None Known
Restrictions None Known	Reports None	Reports Financial Statements,Formal Lease,Information Package,Internal Use Statements

Exceptional opportunity to acquire a fully built-out, turnkey Nail Salon & Spa in a prime Calgary location. This stunning, modern salon has been designed and finished to an exceptionally high standard, offering an immediate income-generating operation for the right buyer with zero build-out costs. The main floor commercial space with high traffic adjoining businesses benefits this salon which features 6 professional manicure stations along a sleek top bench with individual LED lamps and UV nail dryers, plus a dedicated pedicure spa row with 6 luxury black basin stations set against gorgeous pink upholstered seating — creating an elevated, worthy client experience that drives repeat business and referrals. The salon also includes a private treatment room currently equipped for lashes, waxing, and esthetic services, opening multiple additional revenue streams beyond nail care. An extensive wall-mounted gel polish display with 100+ colours is available, a fully stocked back-of-house prep and storage area, in-suite washer/dryer, and a clean accessible washroom complete this exceptional package. Stylish gold polka-dot accent walls, gallery art, industrial-chic exposed ceilings, and warm track lighting create an atmosphere that clients love — and keep coming back to. Key Features: · Primemain floor street frontage location in SW Calgary — high foot traffic, premium demographic · 6 manicure stations + 6 pedicure spa basins · Private treatment room (lashes, waxing, facials & more) · 100+ gel polish shades displayed are available · In-suite washer/dryer · Accessible washroom · Full back-of-house storage & prep · Turnkey — walk in and operate from Day 1 · Priced to sell at well below build out cost — makes this a outstanding value At the listed price this is an incredibly compelling deal. A build-out of this quality in Calgary would cost several times this asking price — the new owner is acquiring not just a business, but a fully finished, revenue-ready space at a fraction of replacement cost. Opportunities like this do not last. Contact the listing agents today for full details, lease information, and to arrange a private showing. All inquiries subject to NDA. Do not approach staff or clients directly.

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