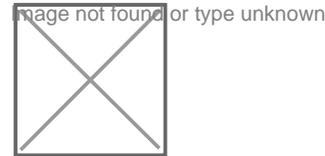


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## THIS WELL-ESTABLISHED NAIL SALON, LOCATED IN THE OGDEN/RIVERBEND AREA, HAS BEEN UNDER THE SAME...



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta

**Listing ID:**  
34424

**MLS ID:**  
A2293538

**\$119,900**



 **RICHARD CHAU**  
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 RE/MAX Realty Professionals  
 403-259-4141

 Calgary , Alberta

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 6	<b>Lease Amount</b> 2676.81
<b>Lease Frequency</b> Monthly	<b>Building Type</b> Retail	<b>Year Built</b> 2000
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Building Area (Sq. Ft.)</b> 950.00	<b>Building Area (Sq. M.)</b> 88.26	<b>Inclusions</b> See equipment list
<b>Restrictions</b> None Known	<b>Reports</b> None	

This well-established nail salon, located in the Ogden/Riverbend area, has been under the same ownership for over 15 years. Recently upgraded, the salon features NEW five top-of-the-line spa pedicure chairs with every available feature, along with six brand-new nail stations. The space also includes a private waxing/facial room, staff area, laundry, and washroom for complete functionality. It's like stepping into a brand-new salon—modern, fully equipped, and move-in ready—but with the advantage of a loyal clientele built over many years and an excellent reputation supported by numerous five-star reviews. The rent is very reasonable, offering an exceptional opportunity for both new and experienced owners to operate a profitable salon with minimal overhead.

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