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## HEALTH SERVICES, MEDICAL FOR SALE



Businesses and Franchises for Sale > Business for Sale

**Location**  
Calgary, Alberta



**Listing ID:**  
35015


**MLS ID:**  
A2305206

**\$465,000**

Health Services, Medical For Sale

 **JAISON THOMAS**  
 (403) 389-7708

 CIR Realty  
 403-247-7770

 123 Medispa Avenue SW, Calgary, Alberta T2P 3N7

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 57	<b>Business Type</b> Health Services,Medical
<b>Zoning</b> 3	<b>Subdivision</b> Downtown Commercial Core	<b>Building Type</b> Commercial Mix
<b>Year Built</b> 2008	<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Business	<b>Building Area (Sq. Ft.)</b> 1419.00	<b>Building Area (Sq. M.)</b> 131.83
<b>Inclusions</b> na	<b>Restrictions</b> None Known	<b>Reports</b> Leases

Well-established medical aesthetics clinic generating \$430K–\$580K in annual revenue with ~55% gross margins and consistent profitability. Operating for over 10 years, the business has built a loyal client base of over 5,500+ clients and offers a full range of high-demand aesthetic treatments. Streamlined operations, established branding, and recurring clientele provide stable cash flow and strong growth potential. Turnkey opportunity ideal for an owner-operator or investor, with an e-commerce skincare store available for additional revenues. Three (3) years left on the lease. Total gross lease of \$4,500 per month (includes all utilities and operating costs) and also \$1500/mth in rent being paid from one room by another business.

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