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4, 999 SUNRIDGE STREET AVENUE NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
35415


MLS ID:
A2314446

\$109,900



 **SOON THIEU**
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 First Place Realty
 403-547-8401

 4, 999 Sunridge Street Avenue NE, Calgary , Alberta T1Y 7J6

Transaction Type For Lease	Days On Market 10	Lease Amount 4700.00
Lease Frequency Monthly	Lease Term Renewal Option	Lease Term Remaining 60
Sub Lease 1	Subdivision Sunridge	Building Type Commercial Mix
Year Built 1985	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Building Area (Sq. Ft.) 1005.00	Building Area (Sq. M.) 93.37
Cooling None	Heating Forced Air,Natural Gas	Access to Property Direct Access
Inclusions THE SELLER WILL PROVIDES IF SERIOUSLY BUYER MAKING AN OFFER	Restrictions Landlord Approval	Reports Call Lister

Excellent Investment Opportunity: Turnkey Nail shop, massage therapatic, laser treatments Salon in Prime Northeast Calgary Location near Sunridge Mall shopping center. A rare opportunity to acquire a beautifully appointed and successfully operated Nail salon in a high-traffic area of Northeast Calgary. Same location for over 10 years of building a loyal clientele and a stellar reputation, the owner is retiring, offering a seamless transition for a new entrepreneur. New 5 years lease good till Dec 2030 with 2 term option for renew. 1,005 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 5 luxurious spa chairs. Conveniently located near the bustling Sunridge Mall, the salon benefits from high visibility and a steady flow of potential customers. The desirable location, plenty of free parking, ensures a convenient and pleasant experience for a happy and loyal customer base. The laser equipment is NOT for sale but can neogotiate . 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 today.

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