

**123 Spa Avenue NW
Calgary, Alberta****MLS # A2229591****\$299,000****Division:** Edgemont**Type:** Business**Bus. Type:** -**Sale/Lease:** For Sale**Bldg. Name:** -**Bus. Name:** -**Size:** 1,786 sq.ft.**Zoning:** C-COR1**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** refer to equipment list

Key Features and Highlights: • Celebrating over 20 years of excellence, this spa stands as a beacon of industry accomplishment, having been named BEST SPA in Calgary. Its established legacy and unrivaled reputation offer the opportunity to purchase a thriving venture with an ESTABLISHED client base. • Prime Location: A strategic location graces this spa's presence, positioned in the Northwest quadrant of the city—a locale renowned for its visibility, proximity to public transportation, and convenient access to the downtown core. The perfect fusion of accessibility and allure, attracting both locals and visitors seeking refuge from city life. • Holistic Services: Immerse yourself in a sanctuary offering a comprehensive range of services tailored to embrace holistic well-being. From therapies that rejuvenate the spirit to treatments that enhance physical vitality, this spa nurtures body, mind, and soul. • Expansion Potential: With approximately 1800 square feet and featuring eight thoughtfully designed treatment rooms, this spa beckons with opportunities for growth. Visionaries can add new dimensions—be it Esthetician services, Laser hair removal, or any other modality—to augment the spa's offerings. • Elevated Atmosphere: A symphony of contemporary aesthetics and zen-like serenity, this spa envelops guests in a haven of calmness and sophistication. High-end tenant improvements and recent upgrades ensure a modern, rejuvenating ambiance that sets the stage for impeccable experiences. • Dedicated Team: The backbone of this esteemed establishment is a team of skilled therapists and support staff. Their commitment to excellence, coupled with the array of premium product lines and treatments, maintains the spa's bustling operation. • Seamless Transition: Step into an incredibly smooth transition, as this

turn-key venture is primed for seamless ownership transfer. **Seize Your Future:** For those seeking a venture infused with prestige, potential, and prosperity, this is the pinnacle. With the option for the owner to remain during a mutually agreed transition period, the journey to ownership is paved with opportunity and guidance. **Unlock the Possibilities:** The price encompasses the entirety of success—fixtures, equipment, leaseholds, goodwill, and the very essence of the spa's identity. This isn't merely a business; it's an opportunity to embrace a first-class legacy and carve a path towards an elevated future. Lease was just renewed for 3 years with another 3 year option. Current rental rate \$60.00 PSF on a GROSS Lease(includes base rent and operating costs). Parking is \$600 per month which includes 8 stalls at the back(shared). To explore this unprecedented prospect further and to receive lease information, a NON-DISCLOSURE AGREEMENT (NDA) will be required to be signed. Please note that the address is not accurate for confidentiality reasons.