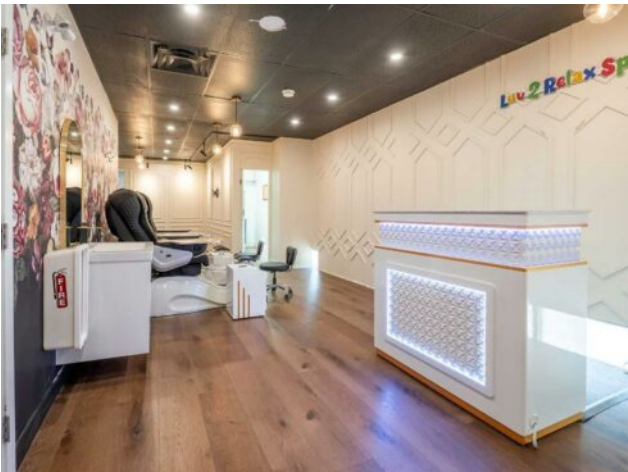


**105, 11706 99 Avenue
Grande Prairie, Alberta**

MLS # A2238940



\$4,000

Division:	NONE
Type:	Business
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,000 sq.ft.
Zoning:	-
Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

Inclusions: TBD

Step into luxury with this fully operational, tastefully designed spa located in a high-traffic area inside Luv 2 Play Grande Prairie. This beautifully curated space offers a seamless blend of modern elegance and functionality, featuring high-end pedicure chairs, nail stations, a stylish front reception with LED lighting, a private washroom with a designer shower, and bold floral feature walls that create a warm, inviting atmosphere. With its top-tier finishes, premium fixtures, and thoughtful layout, this turnkey business is perfect for entrepreneurs looking to start or expand their spa or salon venture. Just unlock the doors and start serving clients—everything is ready to go. Rent is \$4,000 plus GST per month, including all utilities. Don't miss this incredible opportunity to own a boutique-style spa that's a true showstopper. Please contact your favourite REALTOR® for more information. Do not contact employees of Luv 2 Play directly.