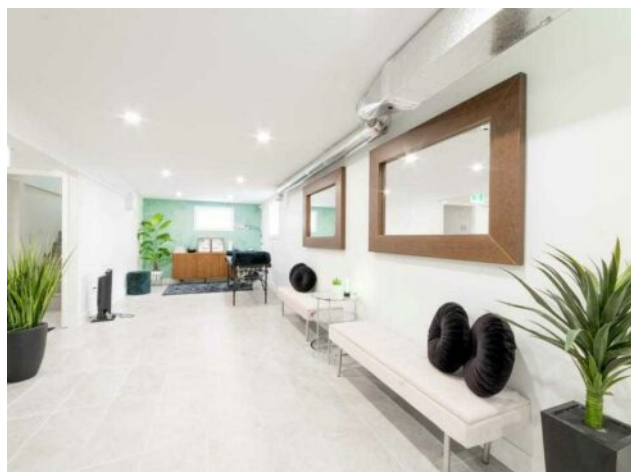


**405 14 Avenue NE
Calgary, Alberta****MLS # A2243995****\$2,750****Division:** Renfrew**Type:** Business**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 700 sq.ft.**Zoning:** -**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** N/A

Premier Aesthetic Studio Space for Lease in Renfrew, Calgary. Unlock Your Dream Beauty Business Location! Step into a thriving, established beauty hub within Renfrew, Calgary. This exceptional, self-contained studio space is perfectly designed for an Aesthetician or Beauty Professional seeking a prestigious, move-in-ready location. Located inside a well-regarded upscale hair salon, you benefit from synergy while maintaining complete independence. Ideal For: Medical Aesthetics / Laser Hair Removal Skin Care & Facial Treatments Waxing & Hair Removal Specialists Lash & Brow Artists Massage Therapy (subject to bylaws) Holistic Beauty Practitioners Your Exclusive, Private Sanctuary Includes: Complete Independence: Fully self-contained unit with its own private entrance & your clients come directly to you. Dedicated Facilities: Private restroom exclusively for your clients' comfort and in-unit laundry facilities for ultimate convenience and hygiene control. Modern & Turnkey: Beautifully developed space featuring a contemporary, modern aesthetic & perfect for creating a serene and upscale client experience. Minimal setup required! Prime Renfrew Location: Centrally positioned for maximum visibility and accessibility. Easy access to Downtown Calgary, Edmonton Trail, and 16th Avenue (Trans-Canada Hwy) draws clients from across the city (Bridgeland, Highland Park, Mount Pleasant, Tuxedo, etc.). Ample Client Parking: Dedicated parking lot at the rear of the building plus abundant free street parking ensures hassle-free visits for your clients. Upscale Synergy: Situated within a high-quality hair salon environment, offering potential for cross-referrals and a shared clientele appreciating premium beauty services. Key Features: Private, lockable studio space. Contemporary finishes & ambiance. Own entrance, restroom, and

laundry. Excellent client parking (lot + street). Highly desirable Renfrew community. Major transportation routes minutes away. This is more than just a space; it's a launchpad for your thriving aesthetic practice in one of Calgary's most convenient and established neighborhoods! Ready to elevate your beauty business? This unique opportunity won't last long. Contact us today to schedule a private viewing and see how this perfect Renfrew studio space can become the home of your successful beauty enterprise. Location: Renfrew Community, Calgary NW, Alberta. Centrally located near Downtown, Edmonton Trail & 16th Ave NW.