

**10, 3803 26 Street SW  
Calgary, Alberta****MLS # A2249778****\$85,000****Division:** Glenbrook**Type:** Business**Bus. Type:** Medical**Sale/Lease:** For Sale**Bldg. Name:** -**Bus. Name:** -**Size:** 800 sq.ft.**Zoning:** DC**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** Facial equipment, laser equipment, massage tables, towel warmer boxes

Established Massage Clinic with a loyal clientele and high-end customers. This family-run business, operated by a husband and wife team with a few part-time massage therapists, is situated in the desirable Glenbrook neighborhood. The clinic features convenient on-site parking for clients and spans approximately 800 square feet, housing four massage rooms, one of which is designated for facial treatments. It includes advanced equipment such as laser and skin tightening machines for skincare services. The three additional rooms are fully equipped for massage therapy. A commercial washer and dryer are available for towel cleaning, along with a private bathroom. This turnkey operation is perfectly sized for a couple to manage while offering potential for growth. The current owners are committed to staying on to provide training and support. The lease has 7 years remaining at \$3,400 per month, plus utilities. Contact us to schedule a visit and see the clinic in person.