

MLS # A2261511
Calgary, Alberta

\$89,800

Division:	Calgary
Type:	Retail
Bus. Type:	Barber/Beauty
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	947 sq.ft.
Zoning:	-

Heating: Forced Air

Floors: Vinyl Plank

Roof: Flat Torch Membrane

Exterior: Brick, Concrete

Water: -

Sewer: -

Inclusions: Seller to provide an equipment/assessment list

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: Other, See Remarks

Here's your chance to own a thriving, long-standing hair salon with over 19 years of successful operation in a mature NE Calgary community. Surrounded by apartment condos and detached homes, the salon is ideally located in a high-traffic plaza anchored by major tenants including McDonald's, a national gas station, a local supermarket, and over 10 other businesses—making this a true destination shopping center. This 973 sq. ft. turnkey space features: 5 stylist chairs, 3 hair-washing stations, private laser treatment room, staff room with washer/dryer, onsite bathroom. A loyal and expanding client base is already in place, and the current staff is interested in staying on. Stylists rent chairs at \$750/month or work on a 55/45 revenue split, providing multiple steady streams of income. Additional revenue is generated through a partnership with local artists to showcase and sell their products within the salon. Low overhead: Rent is just \$3,242/month, including operating costs. Start earning from day one with this profitable, well-positioned business opportunity and bring your own book of business to boost this business!