

**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:** -

<b>Heating:</b>	Forced Air	<b>Addl. Cost:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Based on Year:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Utilities:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	Other, See Remarks
<b>Inclusions:</b>	Seller to provide an equipment/assessment list		

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!