

**20 12 Street NW  
Calgary, Alberta****MLS # A2263065****\$59,900****Division:** Hillhurst**Type:** Retail**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 990 sq.ft.**Zoning:** -**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** N/A

Seize this rare opportunity to own a thriving salon in the heart of Kensington—;one of Calgary’s most vibrant communities. This turnkey business is ready for a new owner to step in and continue its success. Ideally situated in a busy strip mall with convenient street parking, the salon benefits from steady foot traffic generated by nearby residential condominiums, schools, parks, and a diverse mix of retail and dining establishments. Spanning 990 sq. ft., the salon offers an efficient and modern layout featuring large windows with abundant natural light, 6 fully equipped styling chairs, 3 sinks and 3 shampoo stations, a staff room and washroom & laundry for added convenience. The business has demonstrated consistent revenue growth with established client base, and untapped potential for expansion. Listed well below replacement cost, and this is truly a golden opportunity for an ambitious owner-operator!