

**329 #, 2555 32 Street NE  
Calgary, Alberta**

**MLS # A2270578**



**\$79,900**

**Division:** Sunridge  
**Type:** Mixed Use  
**Bus. Type:** Professional Service  
**Sale/Lease:** For Lease  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 1,200 sq.ft.  
**Zoning:** -

<b>Heating:</b>	Forced Air, Natural Gas	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	Cable, Electricity, Natural Gas, Phone, Water
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	SELLER TO PROVIDE A LIST OF CHATTELS		

Excellent Investment Opportunity: Turnkey Nail Salon in Prime Northeast Calgary Location near Sunridge Mall shopping center. A rare opportunity to acquire a beautifully appointed and successfully operated Nail salon in a high-traffic area of Northeast Calgary. After 10 years of building a loyal clientele and a stellar reputation, the owner is retiring, offering a seamless transition for a new entrepreneur. This 1,200 sq. ft. nail salon exudes elegance and professionalism with its high-class, modern setup that is meticulously clean and maintained. The space is thoughtfully designed with 5 spacious nail stations and 5 luxurious spa chairs. Additionally, two private rooms offer the potential for expanded services such as facials, waxing, or massage therapy, providing additional revenue streams. Conveniently located near the bustling Sunridge Mall, the salon benefits from high visibility and a steady flow of potential customers. The desirable location, coupled with ample free parking, ensures a convenient and pleasant experience for a happy and loyal customer base. This is an exceptional opportunity for an investor or a beauty professional looking to own a profitable, established business with significant growth potential. To arrange a private and confidential viewing, please make an appointment today before it's too LATE.