

**2763 Sunridge Way NE  
Calgary, Alberta**

**MLS # A2275566**



**\$149,900**

<b>Division:</b>	Sunridge
<b>Type:</b>	Business
<b>Bus. Type:</b>	Barber/Beauty,Health Services
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,248 sq.ft.
<b>Zoning:</b>	-

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Established spa business for sale in a prime location, operating successfully for over 18 years. The space was recently renovated and offers approximately 1,248 sq. ft. with affordable rent of around \$4,600 per month. The business provides a full range of services including manicures, pedicures, massage, and medical aesthetics. It features three well-appointed massage rooms, with the potential to add an additional room. Surrounded by numerous hotels, the spa benefits from steady traffic and a stable, loyal clientele, making it an excellent opportunity for an owner-operator or investor.