

**D245, 9737 Macleod Trail SW  
Calgary, Alberta**

**MLS # A2276114**



**\$95,000**

**Division:** Haysboro

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,641 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Turn-key nail salon opportunity on Macleod Trail featuring a beautifully renovated space with unbeatable visibility and nonstop traffic, surrounded by established residential communities and a busy plaza anchored by everyday favorites like H&R Block, 7-Eleven, BBQ Chicken, Edo Japan, Chopstix, Gaucho, and more, driving consistent walk-in and repeat clientele; approximately 1,700 sq ft with a stellar 5-star Google rating, including one private massage room and one lash/tattoo room currently subleased for \$1,600/month to help offset operating costs, plus extra space for future services or expansion, all secured under a stable lease running until 2032.