

**MLS # A2212332**

**Calgary, Alberta**



**\$175,000**

**Division:** Calgary  
**Type:** Business  
**Bus. Type:** Barber/Beauty  
**Sale/Lease:** For Lease  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 1,421 sq.ft.  
**Zoning:** -

<b>Heating:</b> -	<b>Addl. Cost:</b> -
<b>Floors:</b> -	<b>Based on Year:</b> -
<b>Roof:</b> -	<b>Utilities:</b> -
<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 equipment list.	

Your Go-To Salon in the Heart of the Plaza ~\* Style Meets Convenience ~\* This well-established hair salon and spa has been a staple in the heart of the plaza for over ten years, generating nearly \$ 400,000 in gross annual income. Surrounded by major anchor tenants, including Scotiabank, Sobeys, a gas station, popular restaurants, a pub, and a daycare, this high-traffic location offers unbeatable exposure and steady walk-in business. Offering a wide range of services including hair, spa services, makeup, laser treatments, and more, the salon features nine styling stations, a steam station, three private rooms, a washer/dryer, and valuable equipment and inventory all included in the asking price! Long-term contract employees love it here - and they're staying. With an abundance of goodwill and loyal repeat clientele, this turn-key operation is ideal for an investor or hands-on owner-operator. Steps away from everything - including Great Hair!!! - A five-year lease term has just been renewed at the current rate for a buyer to step right into!