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MLS # A2214305

Calgary, Alberta

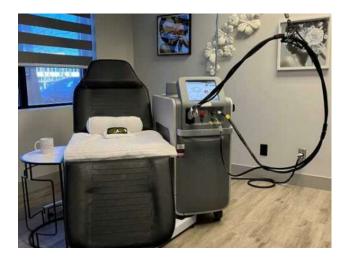
Heating:

Exterior:

Inclusions:

Water:

Floors: Roof:



\$280,000

Calgary

Utilities:

Parking:

Lot Size:

Lot Feat:

Division:

Type: Business

Bus. Type: Barber/Beauty

Sale/Lease: For Lease

Bldg. Name:
Bus. Name:
Size: 1,644 sq.ft.

Zoning:
Addl. Cost:
Based on Year: -

Sewer:

Equipment List will be available on request

Fantastic opportunity to own a well-established and fully operational laser and esthetics clinic in a high-visibility, high-foot-traffic location. Established in 2020, this turnkey business offers a wide range of in-demand services including laser hair removal, Botox, fillers, skin tightening, permanent makeup, skin boosters, pigmentation treatments, facials, hydrofacial, microneedling, chemical peels, dermaplaning, and more. The clinic has built a strong reputation with a loyal client base and operates alongside a permanent makeup artist and a licensed doctor for injectables. A portion of the space (151.5 sq. ft.) is subleased to a barber generating \$2,200/month in rental income. Attractive lease in place at \$4,500/month including operating costs, utilities, and property taxes, with over 5 years remaining. Financials available upon signing an NDA. All equipment, furniture, and fixtures are included. A seamless transition can be supported if required. Excellent opportunity for owner-operators or investors in the growing beauty and wellness sector.