



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2229004**

**Calgary, Alberta**

**\$150,000**



|                    |                               |
|--------------------|-------------------------------|
| <b>Division:</b>   | Calgary                       |
| <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>       | 1,298 sq.ft.                  |
| <b>Zoning:</b>     | -                             |

|                    |      |
|--------------------|------|
| <b>Heating:</b>    | -    |
| <b>Floors:</b>     | -    |
| <b>Roof:</b>       | -    |
| <b>Exterior:</b>   | -    |
| <b>Water:</b>      | -    |
| <b>Sewer:</b>      | -    |
| <b>Inclusions:</b> | none |

|                       |   |
|-----------------------|---|
| <b>Addl. Cost:</b>    | - |
| <b>Based on Year:</b> | - |
| <b>Utilities:</b>     | - |
| <b>Parking:</b>       | - |
| <b>Lot Size:</b>      | - |
| <b>Lot Feat:</b>      | - |

Are you passionate about the beauty industry? Here's your chance to take over a well-established hair and beauty salon in the desirable Bridlewood neighbourhood southwest of Calgary. This salon has been successfully operated by the past many years and offers the following features. Prime location, high visibility and foot traffic in a busy strip mall. Dense population surround this salon and Spa. Lot of free parking and direct access to the store. Open 7 days/week. Spacious Interior with hair, nail, facial waxing and pedicure services. Salon has a reception, two aesthetic rooms, washroom and laundry for all your needs. The salon has built a loyal customer base over the years, providing a solid foundation for a new owner. Currently one room is rented for \$800 and a hair chair is rented for \$500. 3 full-time and 2 part-time employees. Golden opportunity to step into a thriving business. This is a perfect business for new immigrant families who love to be their own boss and expand their business for long-term investment. Don't miss out! Contact us today to learn more and schedule a viewing. Easy to run. Arrange the appointment today for a private viewing.