



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2238437**

**Calgary, Alberta**



**\$280,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	Barber/Beauty
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,644 sq.ft.
<b>Zoning:</b>	-

<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>	Equipment List will be available on request		

Fantastic opportunity to own a well-established, fully operational laser and esthetics clinic located in a high-visibility, high-foot-traffic area. Established in 2022, this turnkey business offers a comprehensive 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 operates with a licensed doctor for injectables and a permanent makeup artist, and also generates additional rental income through subleased spaces: a barber studio (\$2,200/month) with separate entrance, tattoo artist (\$1,000/month), lash studio (\$900/month), and nails studio (\$600/month). The attractive lease is \$4,700/month (including operating costs, utilities, and property taxes) with over five years remaining. All equipment, furniture, and fixtures are included, and financials are available upon signing an NDA. This is an excellent opportunity for owner-operators or investors in the growing beauty and wellness sector. \*\*\* An NDA is required before providing further information.\*\*\*