



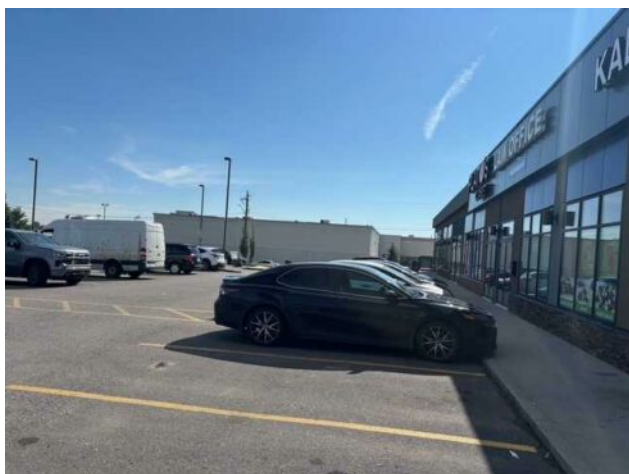
GRASSROOTS
REALTY GROUP

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33, 3131 27 Street NE
Calgary, Alberta

MLS # A2242360



\$710,000

Division: Sunridge

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,163 sq.ft.

Zoning: C-COR3 f1.0h12

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: na

An excellent turn-key commercial unit fully developed, running an aesthetic clinic business opportunity in a prime location, convertible to any medical facility as well, due to its zoning. This fully developed and improved retail bay has been home to aesthetic clinic services in a very bustling plaza in NE, which has operated successfully for over five years. Perfect for investors or owner-operators, this space is ready for immediate takeover with minimal setup required. Fully built-out interior with professional finish ...Established clientele and proven business model. Ideal for body and beauty services care, or related health businesses located in a high-traffic commercial plaza with great visibility. The current lease expires in December, providing flexibility for buyers or tenants. Potential for renewal or ownership transfer. Don't miss this turn-key opportunity to own or lease a ready-to-go business space in a sought-after location.