



**GRASSROOTS**  
REALTY GROUP

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**33, 3131 27 Street NE**  
**Calgary, Alberta**

**MLS # A2242360**



**\$729,000**

**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.