



**GRASSROOTS**  
REALTY GROUP

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**1330 12 Avenue SW**  
**Calgary, Alberta**

**MLS # A2256771**



**\$55,000**

<b>Division:</b>	Beltline
<b>Type:</b>	Retail
<b>Bus. Type:</b>	Health Services,Medical
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	Min's Sun Dance Massage
<b>Size:</b>	1,288 sq.ft.
<b>Zoning:</b>	CC-X

<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>	TBV		

Newly Renovated Massage, Acupuncture & Beauty Business for Sale &ndash; Calgary Downtown Beltline! Opportunity to own a fast-growing wellness and beauty business in the vibrant Beltline area of downtown Calgary. Prime street-level retail unit with excellent visibility and heavy foot traffic, right by the condo building entrance. Two designated parking stalls plus free street parking on 12 Ave SW after 9AM. Cozy, bright, and spacious interior with four treatment rooms, a welcoming reception, and laundry/kitchen/storage area. Fully equipped and move-in ready: includes all furniture, two electric lift clinic beds, two electric foot massage sofas, fridge, washer, towel warmer, window coverings, ads on window and more. Professional online booking and information system already in place. Affordable lease: \$3,300/month net rent + \$2,300/month operating costs. Strong team of 8 employees, open daily from 10AM&ndash;7PM. Current sales: approx. \$36,000/month, with plenty of room for growth. Excellent central location attracting customers from across the city. Perfect for an owner-operator or investor looking to expand in the wellness/beauty industry. Don&rsquo;t miss out on this turnkey opportunity in one of Calgary&rsquo;s busiest districts surrounded by residential buildings. Act now&mdash;this business won&rsquo;t last long!