



MLS # A2261511

Calgary, Alberta



\$89,800

Division: Calgary

Type: Retail

Bus. Type: Barber/Beauty

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 947 sq.ft.

Zoning: -

Heating:	Forced Air	Addl. Cost:	-
Floors:	Vinyl Plank	Based on Year:	-
Roof:	Flat Torch Membrane	Utilities:	-
Exterior:	Brick, Concrete	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	Other, See Remarks
Inclusions:	Seller to provide an equipment/assessment list		

Here's your chance to own a thriving, long-standing hair salon with over 19 years of successful operation in a mature NE Calgary community. Surrounded by apartment condos and detached homes, the salon is ideally located in a high-traffic plaza anchored by major tenants including McDonald's, a national gas station, a local supermarket, and over 10 other businesses—making this a true destination shopping center. This 973 sq. ft. turnkey space features: 5 stylist chairs, 3 hair-washing stations, private laser treatment room, staff room with washer/dryer, onsite bathroom. A loyal and expanding client base is already in place, and the current staff is interested in staying on. Stylists rent chairs at \$750/month or work on a 55/45 revenue split, providing multiple steady streams of income. Additional revenue is generated through a partnership with local artists to showcase and sell their products within the salon. Low overhead: Rent is just \$3,242/month, including operating costs. Start earning from day one with this profitable, well-positioned business opportunity and bring your own book of business to boost this business!