

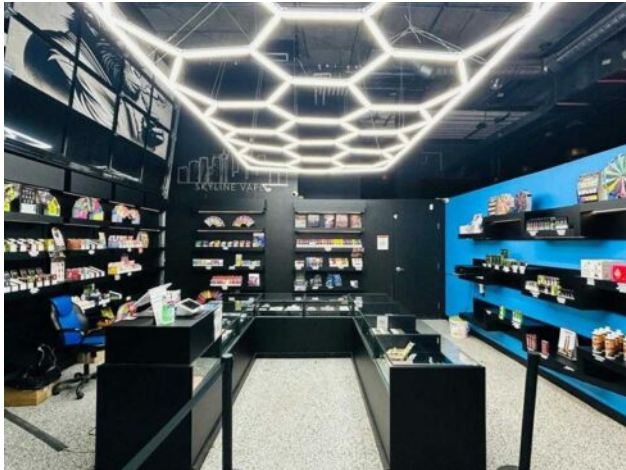


GRASSROOTS
REALTY GROUP

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MLS # A2262444

Calgary, Alberta



\$475,000

Division: Calgary
Type: Retail
Bus. Type: -
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 1,760 sq.ft.
Zoning: -

Heating: -
Floors: -
Roof: -
Exterior: -
Water: -
Sewer: -
Inclusions: NA

Addl. Cost: -
Based on Year: -
Utilities: -
Parking: -
Lot Size: -
Lot Feat: -

Excellent opportunity to acquire a well-established Barber Shop and Vape Shop business in Calgary's vibrant Beltline District, located on the main floor of a high-rise complex with two towers and over 600 residential units, plus strong surrounding foot traffic from nearby buildings. This 1,760 SF dual-entry space allows each business to operate independently, offering great exposure and walk-in clientele. Perfect for an investor or owner-operator seeking a turnkey setup in one of Calgary's most sought-after urban communities. Don't miss this chance to own two complementary businesses in a high-density location!