



**GRASSROOTS**  
REALTY GROUP

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**789 Street  
Calgary, Alberta**

**MLS # A2271080**

**\$475,000**

**Division:** Mission  
**Type:** Business  
**Bus. Type:** -  
**Sale/Lease:** For Lease  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 1,250 sq.ft.  
**Zoning:** -

<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>	Equipment List		

Exceptional opportunity to acquire an established, profitable medical aesthetics and anti-aging clinic located in one of Calgary's busiest, high-visibility areas with free street parkings. This purpose-built, professionally designed clinic offers a full range of in-demand cosmetic and wellness services within a modern, upscale environment. Highlights: Prime Location: Strong foot traffic, excellent visibility, easy access. Turnkey Facility: Approx. 1,250 sq. ft. with elegant treatment rooms, welcoming reception, and advanced, well-maintained equipment. The rent is \$3700 all included. Established Since 2012: Loyal clientele, strong brand reputation, and consistent year-over-year growth. Experienced Team: Certified professionals supporting smooth daily operations. High-Demand Market: Non-surgical cosmetic and wellness services with strong and expanding industry demand. Services Offered Skin & Face Treatments: Facials, Peels, Acne Treatments, LED Light Therapy, Melasma & Discoloration Treatments, Cryotherapy, Hydra-facial, Skin Rejuvenation, Anti-Aging, Microdermabrasion, Dermaplaning, Micro-Infusion, Micro-needling, Skin Analysis Aesthetic Medical Procedures: PRP Treatments, Botox Cosmetics, Dermal Fillers, Exilic, Hyperhidrosis Treatment, Hair Loss Restoration, Sclerotherapy, Skin Boosters, Mesotherapy, Lip-dissolve, Migraine Botox, Weight Loss Products Offered Cleansers, Toners & Essences, Moisturizers, Sunscreen, Eye Cream, Serums & Spot Treatments, Masks, Skincare Sets, Hair Products, Wellness Supplements, Skincare Devices Ideal for: Owner-operators, investors, or clinics seeking to expand into a thriving, well-equipped medical aesthetics practice. Good to buy. Good to operate. Good to invest.

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