

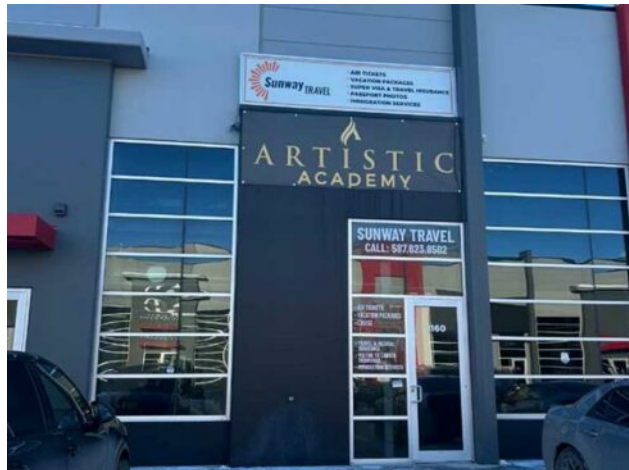


GRASSROOTS
REALTY GROUP

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1160, 6520 36 Street NE
Calgary, Alberta

MLS # A2274231



\$799,900

Division: Saddleridge Industrial

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: Metro Mall

Bus. Name: -

Size: 1,455 sq.ft.

Zoning: I-B f0.5

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: None

Excellent opportunity to own a fully developed, income-producing commercial unit with approx. 2,650 sq. ft. of finished space. The main floor front office (450+ sq. ft.) is leased to a travel agency for \$1,800/month, providing immediate rental income. The rear main floor (950 sq. ft.) is currently operated as a high-end ladies's salon; the seller is willing to remove salon equipment if the buyer prefers a vacant space. The second floor is fully developed and used as a training academy for men's and ladies' hair services. The owner is interested in renting back the upper level at current market rates—offering a great tenant for investors. The rear entry features a glass door modification while maintaining the original overhead door for added security. Please do not approach tenants or staff. Showings by appointment only.