



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**D245, 9737 Macleod Trail SW
Calgary, Alberta**

MLS # A2276114



\$95,000

Division: Haysboro

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,641 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Turn-key nail salon opportunity on Macleod Trail featuring a beautifully renovated space with unbeatable visibility and nonstop traffic, surrounded by established residential communities and a busy plaza anchored by everyday favorites like H&R Block, 7-Eleven, BBQ Chicken, Edo Japan, Chopstix, Gaucho, and more, driving consistent walk-in and repeat clientele; approximately 1,700 sq ft with a stellar 5-star Google rating, including one private massage room and one lash/tattoo room currently subleased for \$1,600/month to help offset operating costs, plus extra space for future services or expansion, all secured under a stable lease running until 2032.