



**MLS # A2293538**

**Calgary, Alberta**



**\$119,900**

<b>Division:</b>	Calgary
<b>Type:</b>	Retail
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	950 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-
<b>Floors:</b>	-
<b>Roof:</b>	-
<b>Exterior:</b>	-
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	See equipment list

<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	-
<b>Lot Feat:</b>	-

This well-established nail salon, located in the Ogden/Riverbend area, has been under the same ownership for over 15 years. Recently upgraded, the salon features NEW five top-of-the-line spa pedicure chairs with every available feature, along with six brand-new nail stations. The space also includes a private waxing/facial room, staff area, laundry, and washroom for complete functionality. It's like stepping into a brand-new salon—modern, fully equipped, and move-in ready—but with the advantage of a loyal clientele built over many years and an excellent reputation supported by numerous five-star reviews. The rent is very reasonable, offering an exceptional opportunity for both new and experienced owners to operate a profitable salon with minimal overhead.