



#120, 30 Springborough Boulevard SW
Calgary, Alberta

MLS # A2295533



\$89,000

Division: Springbank Hill

Type: Retail

Bus. Type: Barber/Beauty

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: DENIM & SMITH

Size: 705 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: REFER TO SCHEDULE 'A' EQUIPMENT LIST

Location!!! Location!!! Location!!! Excellent Business Opportunity in a High-Demand Area! Strategically located in the heart of the vibrant Springbank Hill SW Calgary community, this well-established Denim & Smith Barbershop presents a fantastic opportunity for entrepreneurs or family-run start-ups. Operating successfully at this location for the past 5 years, this business offers strong potential with an existing customer base and continuous growth in the surrounding community. Key Features: ? Prime SW Calgary Location ? Established Clientele & Growing Neighbourhood ? Turn-Key Operation – All Equipment Included (See Schedule ‘A’); ? Ideal for First-Time Business Owners or Investors The buyer has flexibility to: ? Continue operating under the Denim & Smith brand (6% franchise fee on gross sales applies), or ? Rebrand with their own business name and concept Don’t miss this rare opportunity to own a fully equipped, ready-to-operate business in one of Calgary’s most desirable communities!. The rent is \$2,031, and the op cost is \$1446.42 per month. The operating cost includes water and electricity. Gas, Property Management, Property Tax, LanLandscaping, Snow removal, Garbage, Signage. It is an Asset & Business Sale only. Asset & Business Sale only