



**MLS # A2300606**

**Calgary, Alberta**



**\$1,090,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Retail
<b>Bus. Type:</b>	Commercial ,Health Services,Medical ,Other,Professional Service,Professional
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,760 sq.ft.
<b>Zoning:</b>	DC

<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>	See Equipment List		

Retail Property comprises 3 separately titled units for Sale in the highly desirable inner-city community of Parkhill, centrally located in Calgary. This retail opportunity benefits from exceptional proximity to downtown Calgary, strong surrounding residential density, and excellent accessibility via Macleod Trail. The area offers a unique blend of established character homes, modern infill developments, and growing mixed-use projects, creating a steady and diverse customer base. With nearby amenities, convenient transit access, walking distant to LRT station and close proximity to Chinook Shopping Centre, the property is ideally positioned to capture both local and passing traffic. The offering includes a well-established business specializing in massage, beauty, and health-related services and products, complete with equipment and furnishings. It includes three designated covered parking stalls, as well as ample free street parking. The space includes loads of natural light from south & west facing windows, boasts 13' high ceilings and is thoughtfully designed, featuring 9 treatment rooms, an open bright reception area, two full 3-piece bathrooms with showers, and a dedicated laundry room with additional storage. This property, together with the existing business, is well-suited for a wide range of retail or office uses. It presents an excellent opportunity for an owner-operator or investor seeking to grow within the wellness and beauty sector. Training will be provided for the new business owner. Don't miss this turnkey opportunity.