



**GRASSROOTS**  
REALTY GROUP

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**12345 LAKEVIEW Trail SW**  
**Calgary, Alberta**

**MLS # A2150226**



**\$139,000**

**Division:** Lakeview

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** LAKE VIEW

**Bus. Name:** HAIR SALON FOR SALE

**Size:** 1,100 sq.ft.

**Zoning:** c1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** Brick, Concrete

**Parking:** -

**Water:** -

**Lot Size:** 0.03 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** SELLER PROVIDES LATER

For Sale: 1100-Square-Foot Hair Salon in Lakeview, Calgary. Are you passionate about the beauty industry? Here's your chance to take over a well-established hair salon in the desirable Lakeview neighbourhood southwest of Calgary. This salon has been successfully operated by the same owner for 11 years and offers the following features: • **Prime Location:** Located in the excellent Lakeview Southwest neighbourhood, this salon benefits from high visibility and foot traffic. Many other businesses and residences surround this hair salon. Lot of free parking and direct access to the store. Open 5 days/week. • **Spacious Interior:** With 10 hair stations and 3 hair wash areas, there's plenty of room for growth and expansion. Imagine adding services like nails, permanent makeup, or massage therapy to enhance your offerings. • **Loyal Clientele:** The salon has built a loyal customer base over the years, providing a solid foundation for a new owner. Currently, 5 chairs are rented. 6 full-time, 1 part-time staff and 1 manager. • **Golden Opportunity:** Whether you're an experienced salon owner looking to expand or a budding entrepreneur, this is your golden opportunity to step into a thriving business. This is a business perfect for new immigrant families who love to be their boss and expand their business for long-term investment. Don't miss out! Contact us today to learn more and schedule a viewing. Take the next step toward owning your dream salon in Lakeview, Southwest OF Calgary. Easy to run this hair salon. Arrange the appointment today for a private viewing.