



GRASSROOTS
REALTY GROUP

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454 14 Street NW
Calgary, Alberta

MLS # A2180539



\$29,000

Division:	Hillhurst
Type:	Business
Bus. Type:	Barber/Beauty, Professional Service
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	505 sq.ft.
Zoning:	C-COR1

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	See equipment list.		

Owner operator turn-key opportunity arises! ASSET sale only, property not included. A rare retail option located in the heart of Kensington, the perfect studio size (505sqft) for start-ups, small business ventures, fit for downsizing, or relocating your existing operations! Be your own boss with a main-floor boutique style tattoo/medical aesthetics space that is ready for take over! Currently used as a tattoo space with 4 designated tattoo stations, all finished with sleek granite countertops and high-end marble flooring. Multiple upscale black & gold accents seen throughout the hand-picked decorations, vanities, and fixtures. Key FEATURES: |Office/kitchenette staff area | Central Location! | FREE PARKING for business patrons | Main-floor private entry | Opportunity to operate at your preferred business hours | Utilities & exterior maintenance included in lease | Designed with function & modern flare, this studio space is sure to impress. Multiple commercial retail uses allotted with City & Landlord Approval, please contact for any more questions/information.