



GRASSROOTS
REALTY GROUP

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**43 Sunmills Drive SW
Calgary, Alberta**

MLS # A2193711



\$39,900 per month

Division: Sundance

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 929 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Seize this rare opportunity to take over a beautiful salon in the vibrant lake community of Sundance. This long-standing hair salon with 35 years of successful operation under the same ownership has been serving long term clientele over a few decades, but now it's time for retirement. An incredible opportunity for a new owner to take over this well-established business! Perfectly positioned in a busy strip mall with a huge parking lot surrounded by residential area with parks, schools, and a large condominium complex. Neighbor businesses include Husky gas station, restaurants, wine shop, professional offices, and other popular shops, all contributing to strong foot traffic! 929sqft of beautifully designed salon featuring extensive recent renovations including LED lighting, solid laminate flooring, and modern finishes with huge windows, 5 styling chairs, a back room, staff lunchroom and washroom! Don't miss this golden opportunity! Listed much less than a replacement cost! Steady growth in revenue, but room to grow! Turnkey Opportunity! Serious inquiries only. Please do not visit without a prior appointment!