



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2195557**

**Calgary, Alberta**



**\$57,000**

|                    |               |
|--------------------|---------------|
| <b>Division:</b>   | Calgary       |
| <b>Type:</b>       | Business      |
| <b>Bus. Type:</b>  | Barber/Beauty |
| <b>Sale/Lease:</b> | For Lease     |
| <b>Bldg. Name:</b> | -             |
| <b>Bus. Name:</b>  | -             |
| <b>Size:</b>       | 700 sq.ft.    |
| <b>Zoning:</b>     | N/A           |

|                    |     |
|--------------------|-----|
| <b>Heating:</b>    | -   |
| <b>Floors:</b>     | -   |
| <b>Roof:</b>       | -   |
| <b>Exterior:</b>   | -   |
| <b>Water:</b>      | -   |
| <b>Sewer:</b>      | -   |
| <b>Inclusions:</b> | TBV |

|                       |   |
|-----------------------|---|
| <b>Addl. Cost:</b>    | - |
| <b>Based on Year:</b> | - |
| <b>Utilities:</b>     | - |
| <b>Parking:</b>       | - |
| <b>Lot Size:</b>      | - |
| <b>Lot Feat:</b>      | - |

Fabulous Beauty Salon for Sale in the vibrant, well established community of Killarney. Located in one of the busiest areas and surrounded by all types of businesses. The Beautiful designed Salon comes with 5 styling hydraulic chairs, hair dryers, sinks plus pedicure sink, W/D, esthetic/nails station and all other equipment plus products. Currently the Esthetician specializes in nails, waxing, pedicures and manicures. Some personal items will not stay, otherwise everything stays. Note: business only for sale, there is an exceptional lease in place which includes operating costs. Utilities, cable electricity and Insurance are separate. Upon entry, the gorgeous open design says "Welcome", presenting a comfortable and inviting ambience. The previous salon has been at this location for many years. The current owner is retiring which is the reason for selling. A great investment opportunity, lots of walk-in traffic in a superb location!