



GRASSROOTS
REALTY GROUP

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**119 2 avenue Avenue SE
Strathmore, Alberta**

MLS # A2211093



\$399,000

Division:	Downtown_Strathmore
Type:	Mixed Use
Bus. Type:	Barber/Beauty,Professional Service
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	ELEGANT SPA & THERAPY
Size:	1,750 sq.ft.
Zoning:	CB
Addl. Cost:	-
Based on Year:	-
Utilities:	Cable Internet Access, Electricity Connected, Natural Gas
Parking:	-
Lot Size:	0.07 Acre
Lot Feat:	-

LIST

Here is a great opportunity to have a business with property, building and all the setup in Downtown Strathmore. Strathmore is only twenty minutes from Chestermere, and 40 Minutes to Calgary, With 1750 sq ft of Air Conditioned usable space containing 4 separate rooms at the back, each room is used for a separate spa and saloon services, Massage, facial, hairstyling, pedicure and ethnic clothing, You may rent each room or run a full fledge salon spa and massage centre for the community, it provides countless options in this well maintained building location. This property has so much potential, it offers 2 bathrooms & a kitchen area as well. There is potential for basement development, or use it for awesome storage area. Currently used as salon and esthetics spa it is a great location in comfortable surroundings. There is a month to month sublease in place for fancy clothing, making good income for the owner. A great chance to be located in nostalgic Downtown Strathmore.