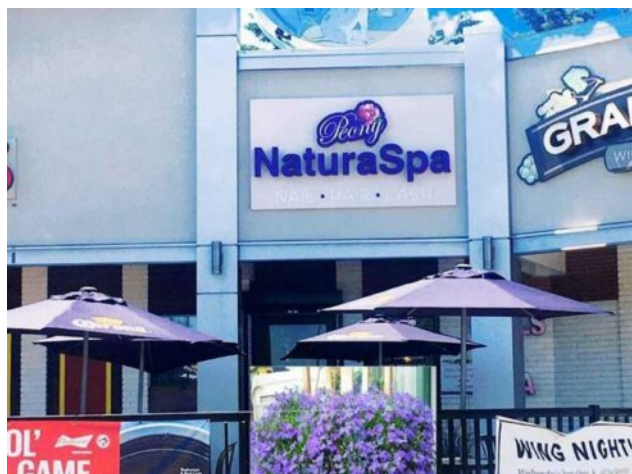


5308 17 Avenue
Calgary, Alberta
MLS # A2198149


\$160,000

Division: Glendale

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,267 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: See remarks

Excellent opportunity for this turnkey Nail Salon for sale in SW Calgary and just 10 minutes from downtown. This fully renovated 1,267 sq. ft. space features six nail stations and six pedicure chairs, expandable to eight, plus two hair stations, a lash room, and a facial room. The salon includes a liquor license, an outdoor patio, and a client database of over 3,000. The lease is extendable for up to 10 years, with a current monthly rent of \$6,249 including operating costs. Ample parking is available, and full training, support, and marketing assistance can be provided. A rare opportunity to own a thriving business in a high-traffic area.