



**MLS # A2290064**

**Calgary, Alberta**



**\$1,399,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	Health Services,Medical ,Professional Service
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,600 sq.ft.
<b>Zoning:</b>	3

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-

**Inclusions:** Share/Stock Sale of the business. All items included.

Profitable Medical Aesthetics Clinic. Take ownership of a thriving medical aesthetics business with 18 years of proven success in the beauty and skincare industry. Forecasted to generate approximately \$1.2M in revenue, this is a rare opportunity to acquire a well-established and highly profitable clinic with a loyal clientele and strong market reputation. The business operates with streamlined systems, premium equipment, and an established brand presence, making it an ideal turnkey opportunity for an owner-operator or strategic investor. Why Invest &bull; High Profit Margins &ndash; Approximately 72% gross margin, reflecting strong pricing power and operational efficiency. &bull; Proven Track Record &ndash; Nearly two decades of operation with a loyal and recurring customer base. &bull; Strong Cash Flow &ndash; Approximately \$227K after-tax discretionary cash flow, providing stable and reliable returns. &bull; Clean Balance Sheet &ndash; No significant debt, simplifying financing and operations. &bull; Turnkey Operation &ndash; Includes high-end medical aesthetic equipment, an established website, active social media presence, and a full suite of popular face and body treatments. The medical aesthetics sector continues to experience strong growth, and this business is well positioned to capitalize on that demand. Whether you are an investor looking to expand your portfolio or an operator seeking a profitable, established clinic with immediate cash flow, this opportunity offers both stability and meaningful upside. Further details available to qualified buyers upon request.