



GRASSROOTS
REALTY GROUP

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MLS # A2291596

Calgary, Alberta



\$75,000

Division: Calgary
Type: Mixed Use
Bus. Type: Professional Service
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 0 sq.ft.
Zoning: M-0

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

Inclusions: All furnishings , fixtures, appliances.

Exceptional opportunity to acquire a fully built-out, turnkey Nail Salon & Spa in a prime Calgary location. This stunning, modern salon has been designed and finished to an exceptionally high standard, offering an immediate income-generating operation for the right buyer with zero build-out costs. The main floor commercial space with high traffic adjoining businesses benefits this salon which features 6 professional manicure stations along a sleek top bench with individual LED lamps and UV nail dryers, plus a dedicated pedicure spa row with 6 luxury black basin stations set against gorgeous pink upholstered seating — creating an elevated, worthy client experience that drives repeat business and referrals. The salon also includes a private treatment room currently equipped for lashes, waxing, and esthetic services, opening multiple additional revenue streams beyond nail care. An extensive wall-mounted gel polish display with 100+ colours is available, a fully stocked back-of-house prep and storage area, in-suite washer/dryer, and a clean accessible washroom complete this exceptional package. Stylish gold polka-dot accent walls, gallery art, industrial-chic exposed ceilings, and warm track lighting create an atmosphere that clients love — and keep coming back to. Key Features: · Primemain floor street frontage location in SW Calgary — high foot traffic, premium demographic · 6 manicure stations + 6 pedicure spa basins · Private treatment room (lashes, waxing, facials & more) · 100+ gel polish shades displayed are available · In-suite washer/dryer · Accessible washroom · Full back-of-house storage & prep · Turnkey — walk in and operate from Day 1 · Priced to sell at well below build out cost — makes this a outstanding value At the listed price

this is an incredibly compelling deal. A build-out of this quality in Calgary would cost several times this asking price — the new owner is acquiring not just a business, but a fully finished, revenue-ready space at a fraction of replacement cost. Opportunities like this do not last. Contact the listing agents today for full details, lease information, and to arrange a private showing. All inquiries subject to NDA. Do not approach staff or clients directly.