



**MLS # A2299544**

**Calgary, Alberta**

**\$119,000**



|                    |               |
|--------------------|---------------|
| <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>       | 1,800 sq.ft.  |
| <b>Zoning:</b>     | -             |

|                    |     |                       |   |
|--------------------|-----|-----------------------|---|
| <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>      | - |
| <b>Inclusions:</b> | N/A |                       |   |

Presenting a rare opportunity to acquire a thriving, upscale salon business in a premier high-visibility location. Operating from an elegant two-level space with a sophisticated contemporary design, the salon offers a refined atmosphere that appeals to discerning clientele and top-tier beauty professionals alike. This well-established business is supported by multiple revenue streams, including stable chair rental income from experienced long-term stylists, professional salon services, and retail product sales. The combination of recurring rental revenue and active operating income provides a strong foundation for consistent cash flow and long-term growth. Meticulously maintained and fully equipped, this turnkey operation offers an exceptional investment opportunity for an owner-operator seeking a prestigious business presence or an investor looking for a semi-absentee asset with proven performance. With its modern build-out, loyal customer base, and strong market positioning, the salon is well positioned to continue its success in a growing and resilient industry.