



**3151 34 Avenue SE**  
**Calgary, Alberta**

**MLS # A2299773**



**\$89,000**

<b>Division:</b>	Dover
<b>Type:</b>	Retail
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	950 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-
<b>Floors:</b>	-
<b>Roof:</b>	-
<b>Exterior:</b>	-
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	N/A

<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	-
<b>Lot Feat:</b>	-

Excellent opportunity to acquire your own barbershop located in a well established community in SE Calgary. This beautifully built barbershop comes complete with 5 barber chairs, 2 hair wash stations, built-in air compressor to all chairs, laundry and ample space for retail to sell products. Shop is approx 900 sqft with no wasted space and a very fair lease with ample time remaining. This is a perfect opportunity if you are looking to establish your own barbershop in a mature community with lots of walk in clients. Please contact your favorite Realtor to get more information or book a tour of the shop. ALL APPOINTMENTS TO BE MADE THROUGH LISTING AGENT PLEASE DO NOT APPROACH THE STAFF.