



GRASSROOTS
REALTY GROUP

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123 Medispa Avenue SW
Calgary, Alberta

MLS # A2305206



\$465,000

Division: Downtown Commercial Core

Type: Business

Bus. Type: Health Services,Medical

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,419 sq.ft.

Zoning: 3

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: na

Well-established medical aesthetics clinic generating \$430K-\$580K in annual revenue with ~55% gross margins and consistent profitability. Operating for over 10 years, the business has built a loyal client base of over 5,500+ clients and offers a full range of high-demand aesthetic treatments. Streamlined operations, established branding, and recurring clientele provide stable cash flow and strong growth potential. Turnkey opportunity ideal for an owner-operator or investor, with an e-commerce skincare store available for additional revenues. Three (3) years left on the lease. Total gross lease of \$4,500 per month(includes all utilities and operating costs) and also \$1500/mth in rent being paid from one room by another business.