



**MLS # A2309224**

**Calgary, Alberta**

**\$299,000**



<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	Medical
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,108 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>	-

**Inclusions:** Asset List to be provided before closing

This turn-key operation is part of a recognized brand and offers a wide range of high-demand services such as Botox, Dermal Fillers, Skin Booster Injections, Body Contouring, Hydra Facial, Dermaplaning, Peels, Microdermabrasion, Weight Loss Program, PRP Hair Loss Restoration and Skin Rejuvenation, Facials, Lipodissolve Injection. The business benefits from strong brand recognition, a loyal and recurring client base, trained staff, online booking systems, and a professionally designed setup. This location is strategically positioned in a high-traffic area with excellent visibility and surrounding residential density, making it ideal for an owner-operator or investor seeking a growing business in the beauty and wellness industry. The clinic caters to a broad clientele and is known for its inclusive and customer-focused approach. Excellent opportunity to take over an established operation with significant growth potential. Confidentiality agreement required. PLEASE DO NOT APPROACH STAFF OR VISIT THE BUSINESS WITHOUT AN APPOINTMENT.