



GRASSROOTS

REALTY GROUP

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123 WELLNESS AV
Calgary, Alberta

MLS # A2311531

\$349,000

Division:	NONE
Type:	Business
Bus. Type:	Commercial ,Health Services,Medical ,Retail
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,945 sq.ft.
Zoning:	-



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

Inclusions: INCLUDES ALL EQUIPMENTS AND FIXTURES.

A rare opportunity to acquire a fully operational, multi-disciplinary wellness and medical aesthetics centre in Calgary. This well-established business has been operating for over 8 years and generates approximately \$400,000 in annual revenue with consistent profitability. It offers a loyal client base, experienced certified practitioners, and a proven membership model that supports recurring income and stable cash flow. The clinic provides a full range of high-demand services, including massage therapy (therapeutic, relaxation, hot stone, sports, cupping, couples, and prenatal), acupuncture led by a practitioner with over 28 years of experience in Calgary, and skin care treatments such as organic facials, chemical peels, and dermaplaning. Additional revenue is generated through retail sales of premium skincare products, both in-store and via an e-commerce platform. With streamlined operations, established branding, and a strong base of repeat clientele, this is a true turnkey opportunity with immediate upside and growth potential, ideal for an owner-operator or investor. The business operates under a favourable lease with approximately 5 years remaining at a gross rent of \$6,765 per month.