



**GRASSROOTS**  
REALTY GROUP

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123 ABC AV  
Calgary, Alberta

MLS # A2324525

**\$299,000**

Division:	Beltline
Type:	Business
Bus. Type:	Barber/Beauty,Health Services,Medical ,Retail
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,786 sq.ft.
Zoning:	-



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

ASSET SALE -A rare opportunity to acquire a beautifully built-out wellness centre through an asset sale. This professionally designed facility is ideal for entrepreneurs, healthcare professionals, or investors looking to establish or expand their practice without the time and cost of building from scratch. The space is fully improved and equipped, featuring multiple treatment rooms, a welcoming reception area, modern leasehold improvements, quality furnishings, fixtures, equipment, and a calming environment designed to support a wide range of wellness and healthcare services. This versatile space is suitable for: Wellness & Massage Centre Medical Aesthetics Clinic Physiotherapy Clinic Chiropractic Practice Acupuncture Clinic Multidisciplinary Medical or Wellness Centre Other professional healthcare uses (subject to landlord approval) Located in a high-visibility area with excellent accessibility, ample parking, and strong surrounding demographics, this turnkey opportunity allows a new owner to implement their own business model and branding with minimal startup time.