



GRASSROOTS
REALTY GROUP

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**#211, 555 8 Avenue
Calgary, Alberta**

MLS # A2331085



\$99,000

Division: Downtown Commercial Core

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 356 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: NON

LOCATION! LOCATION! LOCATION! Denim & Smith Barber Shop for Sale & Eight Avenue Place, Downtown Calgary An exceptional opportunity to own a Denim & Smith Barber Shop located in the prestigious Eight Avenue Place office complex in the heart of Downtown Calgary. Situated on the highly trafficked +15 Level at 555 & 8 Avenue SW, Calgary, AB, this turnkey barber shop is ready for a new owner to take over and continue operating under the well-established Denim & Smith franchise. Eight Avenue Place is one of Calgary's premier office and retail destinations, consisting of: • East Tower: 49 storeys • West Tower: 40 storeys The complex is home to thousands of office professionals, providing a strong built-in customer base and excellent daily foot traffic. Business Highlights: • Turnkey barber shop & ready for immediate operation • Operate under the recognized Denim & Smith franchise brand • Excellent Downtown Calgary location • High pedestrian traffic on the Plus 15 network • Low monthly rent: Only \$1,675 + GST • Lease is held by the Denim & Smith Master Franchise • Closed on Saturdays and Sundays, offering an excellent work-life balance • Ideal opportunity for an owner-operator, first-time business owner, or investor Don't miss this outstanding opportunity to own a barber shop in one of Calgary's most recognizable downtown office and retail complexes