



GRASSROOTS
REALTY GROUP

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**433 Marlborough Way NE
Calgary, Alberta**

MLS # A2338564



\$39,880

Division: Marlborough

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 807 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: list of equipment: 2 beds, 2 display shelves, 3 storage shelves, 1 clothes closet, 1 file cabinet, 1 hair massage bed, 1 foot spa

Conveniently located inside Marlborough Mall in Northeast Calgary, this professional business space offers easy access directly from the mall's food court, providing excellent visibility and convenient accessibility for customers. The location is also within walking distance of Marlborough LRT Station, with easy access to public transit and major roadways. Surrounded by a large residential and commercial population, this location offers excellent exposure and accessibility for both clients and staff. The space is offered for asset sale only, providing an excellent opportunity to take over the existing business assets and continue operating an established massage and wellness business. The well-designed space features three massage treatment rooms, one dedicated foot spa room, one head spa room, a kitchen, and a half bathroom, providing a functional setup for a variety of wellness services. The existing lease permits reflexology therapy, relaxation massage, acupuncture, facial massage, foot spa, head spa, and related treatments. The current lease is in Year 3, with total rent of \$17.00/sq. ft./year plus operating costs, including utilities. A turnkey opportunity for an operator looking to own or expand a massage and wellness business in a professionally finished and highly accessible mall location.