



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2222, 8888 Harvest Avenue NE
Calgary, Alberta

MLS # A2341041



\$99,000

Division: Harvest Hills

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,430 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Seller to provide a list of equipment later

Exceptional Turnkey Hair Salon & Spa business opportunity located in a prime, high-traffic commercial hub at Harvest Hills N.E. Calgary! Spanning a spacious and well-designed 1,430 sq. ft., this meticulously maintained facility offers an incredible setup for beauty professionals and savvy investors looking for an established venture with massive income potential and strong local exposure. The fully equipped interior layout features 4 professional hair cut stations, 4 nails spa pedicure chairs, 3 versatile treatment rooms, and a private, modern laser treatment room, perfectly complemented by a welcoming reception and waiting area. Everything is in pristine condition, allowing a new owner to step right in and take over ongoing operations seamlessly from day one without missing a beat. Situated in a bustling professional center boasting a great location and plenty of convenient surface parking for clients and staff, this business benefits from exceptional visibility and an established clientele. The favorable lease is secure with 3 more years remaining plus an option to renew, and a competitive monthly rent of \$5,200 (including operating costs, taxes, and GST). Whether you are an experienced salon operator expanding your portfolio or an entrepreneur seeking a profitable, ready-to-go venture, this represents one of the best investment opportunities on the market today. Don't miss out on this exceptional commercial offering— schedule a private viewing today.