



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**MLS # A2347697**

**Calgary, Alberta**



**\$319,993**

|             |                                   |
|-------------|-----------------------------------|
| Division:   | Calgary                           |
| Type:       | Business                          |
| Bus. Type:  | Franchise,Health Services,Medical |
| Sale/Lease: | For Sale                          |
| Bldg. Name: | -                                 |
| Bus. Name:  | -                                 |
| Size:       | 1,636 sq.ft.                      |
| Zoning:     | DC                                |

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

**Inclusions:** All existing furniture, fixtures, massage tables, equipment, appliances and operational supplies used in the business, as confirmed by the final inventory list.

Exceptional opportunity to acquire a fully developed and operational massage therapy franchise in a busy, established commercial district in Northwest Calgary. This turnkey clinic occupies approximately 1,636 sq. ft. and features eight private treatment rooms, a welcoming reception and waiting area, two washrooms, a utility/storage room, and a spacious staff room with laundry facilities and a dedicated seating area for therapists. The clinic has been professionally designed for efficient day-to-day operations and includes the existing furniture, massage tables, equipment, fixtures and leasehold improvements, subject to the final purchase agreement. The business benefits from the systems, operational support and brand recognition of an established Canadian franchise. A long-term commercial lease is in place until March 31, 2030, with two additional five-year renewal options, subject to the lease terms. Excellent opportunity for an owner-operator, registered massage therapist, healthcare professional or investor seeking an established wellness business with a complete clinic setup and significant infrastructure already in place. The sale and transfer are subject to franchisor and landlord approval. A confidentiality agreement must be signed before the business name, exact location, financial statements, lease documents or other confidential information will be released. Please do not approach the premises, employees or management directly. All inquiries and showings must be arranged through the listing agent. **BUSINESS AND ASSET SALE ONLY:** The sale includes the established massage clinic franchise and its business assets; no real estate is included, as the premises are leased.