



GRASSROOTS
REALTY GROUP

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454 14 Street NW
Calgary, Alberta

MLS # A2180539



\$29,000

Division: Hillhurst

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 505 sq.ft.

Zoning: C-COR1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: See equipment list.

Owner operator turn-key opportunity arises! ASSET sale only, property not included. A rare retail option located in the heart of Kensington, the perfect studio size (505sqft) for start-ups, small business ventures, fit for downsizing, or relocating your existing operations! Be your own boss with a main-floor boutique style tattoo/medical aesthetics space that is ready for take over! Currently used as a tattoo space with 4 designated tattoo stations, all finished with sleek granite countertops and high-end marble flooring. Multiple upscale black & gold accents seen throughout the hand-picked decorations, vanities, and fixtures. Key FEATURES: |Office/kitchenette staff area | Central Location! | FREE PARKING for business patrons | Main-floor private entry | Opportunity to operate at your preferred business hours | Utilities & exterior maintenance included in lease | Designed with function & modern flare, this studio space is sure to impress. Multiple commercial retail uses allotted with City & Landlord Approval, please contact for any more questions/information.