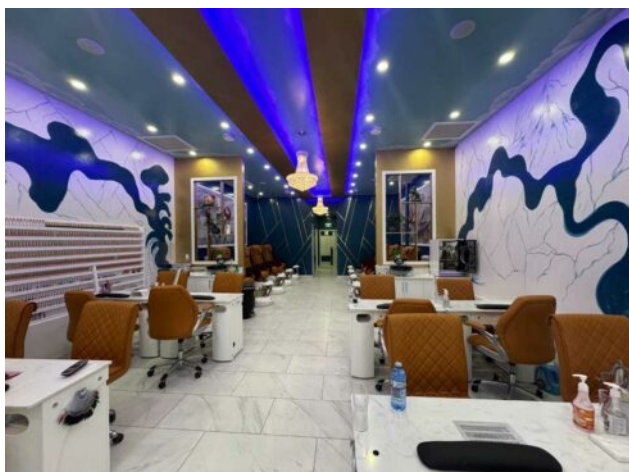


**MLS # A2262454**

**Calgary, Alberta**

# \$199,000



**Division:** Calgary

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,290 sq.ft.

**Zoning:** CCOR

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** All appliances, furniture, nails supplies in the store

Here is your wonderful chance to own your nail salon business. Located in a very busy area in Legacy. The owner has invested large capital into design and building this salon, attention to details and high-end finishing, lightning, ceilings, cabinet, supply through the salon. 8 Luxury Manicures and 8 Luxury Pandicure Stations. 2 massage / wax rooms, good space laundry and lunch area. Plenty of Parking. Many anchor tenants in this busy plaza. Ready to run nail salon ! Space is about 1,290 sf. Lease is \$3,870 plus Operating Cost, roughly about \$6,000/month in total in lease.