



MLS # A2268542

Calgary, Alberta

**LASER & AESTHETICS
BUSINESS FOR SALE**

**FULLY EQUIPPED
TURNKEY OPPORTUNITY**

\$219,000

Division: Calgary

Type: Business

Bus. Type: Barber/Beauty

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,644 sq.ft.

Zoning: -

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: Equipment List will be available on request

Outstanding opportunity to own a thriving and fully equipped laser and aesthetics clinic in a prime, high-exposure location with strong visibility and steady foot traffic. Established in 2022, this modern turnkey business provides a wide range of in-demand treatments, including laser hair removal, Botox and dermal fillers, skin tightening, pigmentation correction, permanent makeup, facials, microneedling, hydrofacials, chemical peels, dermaplaning, and more. An attractive lease of \$4,700/month (including operating costs, utilities, and property taxes) remains in place with more than five years left on the term. The sale includes all furniture, fixtures, and advanced equipment, making this a true turnkey opportunity. The clinic operates with a licensed medical professional for injectables and a certified permanent makeup artist, ensuring premium quality and client satisfaction. Additional rental income is generated from subleased studios, including a barber shop with its own entrance (\$2,200/month), tattoo artist (\$1,000/month), lash studio (\$900/month), and nail studio (\$600/month). ***Financial information is available upon signing a Non-Disclosure Agreement (NDA). *** This is a Business Asset sale only - Real Estate is not included. ***