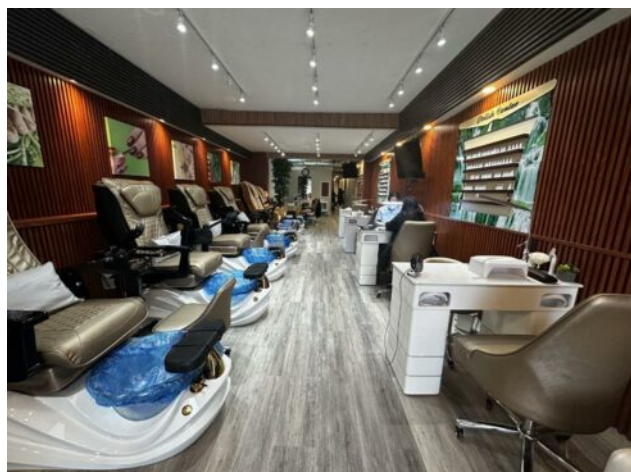


5606 4 Street NW  
Calgary, Alberta

MLS # A2275136



## \$89,999

Division: Thorncliffe

Type: Business

Bus. Type: Barber/Beauty

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,200 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: negotiable

Well-appointed nail and massage space available in a busy traffic and high-visibility location. This is a rare opportunity to acquire a turnkey business that has benefited from over 10 years of building a loyal clientele and a strong reputation, with the seller offering a seamless transition for a new entrepreneur or investor. The shop currently offers massage, facials, hair treatments, waxing, eyebrow, and nail services, making it ideal for a wide range of personal service operators. The approximately 1,200 sq. ft. space features an elegant, modern, and professionally maintained interior designed for efficiency and customer comfort. The premises include two private treatment rooms, with one oversized room suitable for couple massage, seven nail stations, and six footbath spa chairs, providing excellent operational flexibility. Additional features include two bathrooms (one with a shower), a dedicated washer and dryer room, as well as a kitchen and storage area to support smooth day-to-day operations. The desirable location, combined with ample free parking, ensures a convenient and pleasant experience for a loyal and repeat customer base. The functional layout and strong visibility make this an exceptional opportunity for an investor or beauty professional seeking to acquire a profitable, established business with significant growth potential. Please schedule private and confidential viewing by appointment today.