

303, 320 23 Avenue SW  
Calgary, Alberta

MLS # A2161358



## \$188,000

|                    |              |
|--------------------|--------------|
| <b>Division:</b>   | Mission      |
| <b>Type:</b>       | Business     |
| <b>Bus. Type:</b>  | -            |
| <b>Sale/Lease:</b> | For Lease    |
| <b>Bldg. Name:</b> | -            |
| <b>Bus. Name:</b>  | -            |
| <b>Size:</b>       | 1,347 sq.ft. |
| <b>Zoning:</b>     | C-O f2.0h23  |

|                    |     |
|--------------------|-----|
| <b>Heating:</b>    | -   |
| <b>Floors:</b>     | -   |
| <b>Roof:</b>       | -   |
| <b>Exterior:</b>   | -   |
| <b>Water:</b>      | -   |
| <b>Sewer:</b>      | -   |
| <b>Inclusions:</b> | N/A |

|                       |           |
|-----------------------|-----------|
| <b>Addl. Cost:</b>    | -         |
| <b>Based on Year:</b> | -         |
| <b>Utilities:</b>     | -         |
| <b>Parking:</b>       | -         |
| <b>Lot Size:</b>      | 0.75 Acre |
| <b>Lot Feat:</b>      | -         |

Well known spa with a solid clientele of over 2000 clients' attendant annually. Moreover this business is leveraging one of the cutting-edge spa technologies in Calgary with over 750 excellent reviews which bring in new customers all the time. With the highest quality, professional facial, body and slimming treatment, body massage and medical aesthetics services including laser hair removal and skin rejuvenation treatment, pigment removal treatment and enterology body treatment. The value of equipment is about \$130,000. LOW RENT - STEADY CLIENTELE - GREAT REPUTATION Year established.