

780-832-5880 cord@gpremax.com

454 14 Street NW Calgary, Alberta

Heating: Floors: Roof:

Exterior:

Water:

Sewer:

Inclusions:

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See equipment list.

MLS # A2180539



\$29,000

	Division:	Hillhurst	
	Туре:	Business	
	Bus. Type:	-	
	Sale/Lease:	For Lease	
	Bldg. Name:	-	
	Bus. Name:	-	
	Size:	505 sq.ft.	
	Zoning:	C-COR1	
		Addl. Cost:	-
		Based on Year:	-
		Utilities:	-
		Parking:	-
		Lot Size:	-
		Lot Feat:	-

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.