

# \$160,000 - 5308 17 Avenue, Calgary

MLS® #A2198149

**\$160,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Glendale., Calgary, Alberta

Excellent opportunity for this turnkey Nail Salon for sale in SW Calgary and just 10 minutes from downtown. This fully renovated 1,267 sq. ft. space features six nail stations and six pedicure chairs, expandable to eight, plus two hair stations, a lash room, and a facial room. The salon includes a liquor license, an outdoor patio, and a client database of over 3,000. The lease is extendable for up to 10 years, with a current monthly rent of \$6,249 including operating costs. Ample parking is available, and full training, support, and marketing assistance can be provided. A rare opportunity to own a thriving business in a high-traffic area.

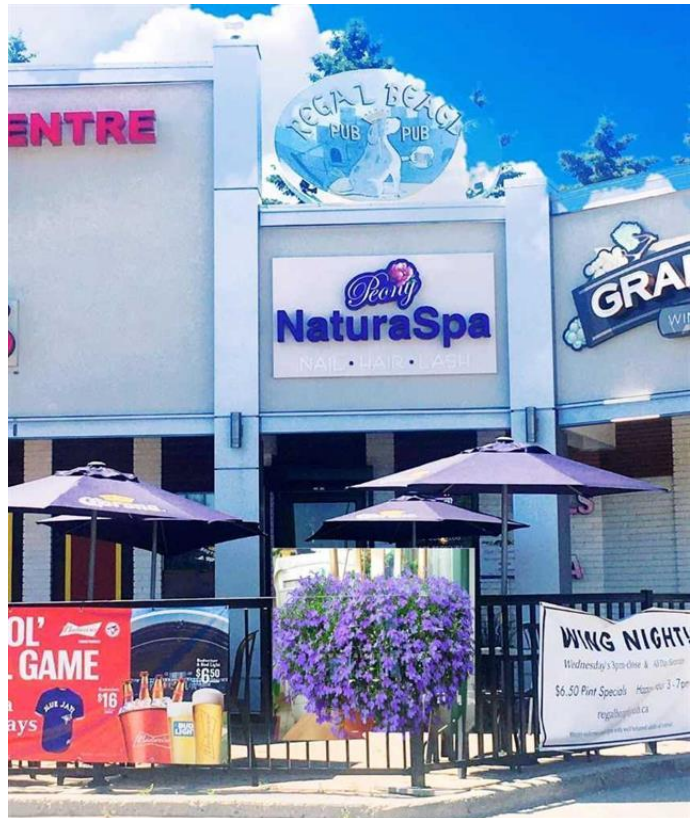
Built in 1990

## Essential Information

MLS® #	A2198149
Price	\$160,000
Bathrooms	0.00
Acres	0.00
Year Built	1990
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information

Address	5308 17 Avenue
Subdivision	Glendale.



City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E6S6

### **Additional Information**

Date Listed	March 1st, 2025
Days on Market	157

### **Listing Details**

Listing Office	Grand Realty
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