# **\$199,000 - 1001 Sample Avenue, Calgary**

MLS® #A2262454

### \$199,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Legacy, Calgary, Alberta

Here is your wonderful chance to own your nail salon business. Located in a very busy area in Legacy. The owner has invested large capital into design and building this salon, attention to details and high-end finishing, lightning, ceilings, cabinet, supply through the salon. 8 Luxury Manicures and 8 Luxury Pandicure Stations. 2 massage / wax rooms, good space laundry and lunch area. Plenty of Parking. Many anchor tenants in this busy plaza. Ready to run nail salon! Space is about 1,290 sf. Lease is \$3,870 plus Operating Cost, roughly about \$6,000/month in total in lease.

Built in 2022

#### **Essential Information**

MLS® # A2262454 Price \$199,000

Bathrooms 0.00 Acres 0.00 Year Built 2022

Type Commercial

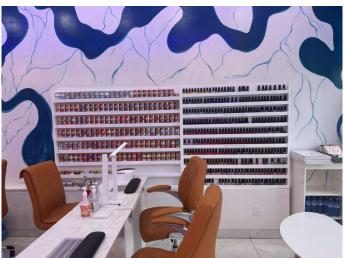
Sub-Type Retail
Status Active

### **Community Information**

Address 1001 Sample Avenue

Subdivision Legacy
City Calgary
County Calgary







Province Alberta
Postal Code T2X 4R9

#### **Additional Information**

Date Listed October 6th, 2025

Days on Market 29

Zoning CCOR

## **Listing Details**

Listing Office CIR Realty

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