









RETAIL SPACE FOR SALE

PROPERTY	SIZE	ASKING PRICE	PROPERTY TAXES	COMMENTS	CONTACT
246 Nolan Ridge Cr. NW 	Unit 125 – 1,334 sf Unit 135 – 1,382 sf Unit 140 – 1,643 sf	\$698,880 \$733,888 \$824,888	TBD	<ul style="list-style-type: none"> Commercial retail space located in the thriving northwest community of Nolan Hill Modern architecture and versatile layout in a prime location Own or lease this prime real estate in Nolan Ridge 	Grace Yan Brochure
924A – 5 Ave SW 	1,271 sq. ft.	\$600,000	TBD	<ul style="list-style-type: none"> Unique opportunity to own a ground floor retail space in the Downtown Commercial Core Surrounded by high-rise buildings; 7 minute walk from LRT system 1,271 SF with 1 titled parking space Zoned CR20-C20/R20 for Retail and Consumer Services with allowed uses to include medical, retail, restaurant and office Currently used as a naturopath clinic 	Sam Patel Brochure
Bay 101, 3131 – 27 Street NE 	986 sq. ft.	\$499,900	\$7,589.37 Condo Fees: \$240/month	<ul style="list-style-type: none"> Currently leased to a hair salon Lease is negotiable Newer building just off 32 Avenue NE New businesses welcome Ample parking Please call John Hamilton for further details - 403 815-9041 Seller will consider carrying financing 	Julie Stefan Brochure

RETAIL SPACE FOR LEASE

PROPERTY	FLOOR / UNIT	UNIT SIZE	NET LEASE RATE PSF	OPERATING COSTS PSF	COMMENTS	CONTACT
6311 Bowness Road NW 	Main - Retail	1,317 sq. ft.	\$30.00/sq. ft.	\$15.00/sf (est)	<ul style="list-style-type: none"> New commercial development located along Bowness Road NW 1 – 1,317 retail bay available on main floor Separately metered No. 1 bus stop Digital sign option First Right of Refusal if/when condominiumized 	Julie Stefan Brochure

BUSINESSES FOR SALE

PROPERTY	SIZE	SALE / LEASE	TOTAL ASKING PRICE	COMMENTS	CONTACT
 Prestige Medispa 223, 11625 Elbow Dr SW	1,215 sq. ft.	Asset Sale	\$249,000 inc. GST	<ul style="list-style-type: none"> Prestige Medispa creates a fusion of skincare solutions and rejuvenation A team of professionals present a range of treatments catering to specific skin concerns, body aesthetics, and relaxation Turnkey opportunity that includes all equipment, materials, products, and electronics ensuring a smooth and hassle-free transition 	Dean Cooper
 Hair Salon MLS#A2083237	1,200 sq. ft. 	Asset Sale	\$69,900	<ul style="list-style-type: none"> PRICE REDUCED Modern, upscale hair salon located on Calgary's bustling Macleod Trail Maximum visibility and walk-in traffic, offering a contemporary, sophisticated interior The salon is fully equipped with premium furnishings, tools and equipment Financially sound with consistent profitability and growth potential Ideal for both entrepreneurs and established salon owners 	Taeju Lee Agent View
 Laundromat MLS#A1182835	1,545 sq. ft.	Asset Sale	\$199,000	<ul style="list-style-type: none"> PRICE REDUCED Immaculately maintained coin laundry for sale adjacent to affluent communities in Calgary Includes 20 washers and 16 dryers in excellent condition Rent of \$6,901/month includes property tax and CAM which includes water costs Easy to operate with lots of regular customers New storefronts, landscaping and resurfaced parking lot with ample parking stalls 	Taeju Lee Agent View

For further information, please contact:

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