






RETAIL SPACE FOR SALE

PROPERTY	SIZE	ASKING PRICE	PROPERTY TAXES	COMMENTS	CONTACT
#220, 225, 230, 235 180 Legacy Main St. SE  MLS#2128209	5,387 sq. ft. New	\$3,316,800	\$75,252 (2024) Op Costs: \$22.84/sq. ft.	<ul style="list-style-type: none"> Judicial Sale of Property Comprised of 4 retail units with a total area of 5,387 SF The retail centre is located in the community of Legacy Surrounded by residential condos, townhouses & single family homes The retail centre has 36 retail units in five buildings, Zoning at the centre allows for a broad mix of commercial uses, with retail being the highest and best use 	Julie Stefan Brochure
122 Morrison Rd, Longview  MLS#A2121445	Main: 1,260 sq. ft.	\$750,000	\$5,794 (2023)	<ul style="list-style-type: none"> Mixed use free standing commercial building on main thoroughfare in Village of Longview Retail on main, full basement & 2 bedroom apartment on upper level Well maintained unique property, great curb appeal, located on Historic Cowboy Trail In-floor heating on all 3 levels, 3 metal doors, Security System 	Barry Harvey Agent View
246 Nolan Ridge Cr. NW  MLS#A2115725	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

BUSINESSES FOR SALE

PROPERTY	SIZE	SALE / LEASE	TOTAL ASKING PRICE	COMMENTS	CONTACT
Bow River Glass, Banff  MLS#A2115725	2,000 sq. ft. New	Asset Sale	\$299,000	<ul style="list-style-type: none"> Fully operational Banff Light Industrial Business in business for more than 20 years Bow River Glass is being sold with all inventory, tools, fleet vehicles, and equipment, allowing for a seamless takeover Current owner is willing to stay for a mutually agreed-upon time period to provide training Multiple lease renewal options Prime location within the Banff Industrial Compound 	Dean Cooper Agent View

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	\$169,000	<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:

Alex Bauer	Aliya Lalji	Barry Harvey	Brian Romanow	Chad Morgan
Associate	Associate	Associate	Associate	Associate Broker/Owner
Commercial Division	Commercial Division	Commercial Division	Commercial Division	Commercial Division
Direct: (403) 688-1407	Direct: (403) 617-3498	Direct (403) 807-7839	Direct: (403) 710-5628	Direct: (403) 464-6765
alex@alexsellscanmore.ca	aliya@royallepage.ca	barrywharvey@yahoo.com	brian@romanow.ca	chadmorgan@royallepage.ca

Cheri Long	Dean Cooper	Grace Yan	Julie Stefan	Pranshu Dixit
Associate Broker	Associate	Associate	Associate	Associate
Commercial Division	Commercial Division	Commercial Division	Commercial Division	Commercial Division
Direct (403) 860-9419	Direct: (403) 918-8407	Direct: (403) 660-6778	Direct: (403) 804-1399	Direct: (403) 408-6364
clong@royallepagecommercial.com	dean@mountainliving.ca	grace@topglobalrealestate.com	jstefan@royallepage.ca	pranshu@royallepage.ca

Sam Patel	Taeju Lee	Wing Tang
Associate	Associate	Associate
Commercial Division	Commercial Division	Commercial Division
Direct: (403) 975-8233	Direct: (587) 436-6737	Direct: (403) 605-1199
sampatel@royallepage.ca	tlee@royallepage.ca	wtang@royallepagecommercial.com