# Royal LePage Solutions – Commercial Division #205, 264 Midpark Way SE Calgary, AB T2X 1J6

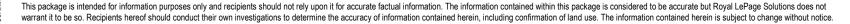
### **RETAIL SPACE FOR SALE**

PROPERTY	SIZE	ASKING PRICE	PROPERTY TAXES	COMMENTS	CONTACT
#220, 225, 230, 235 180 Legacy Main St. SE MLS#2128209	5,387 sq. ft.	\$3,316,800	\$75,252 (2024) Op Costs: \$22.84/sq. ft.	<ul> <li>Judicial Sale of Property</li> <li>Comprised of 4 retail units with a total area of 5,387 SF</li> <li>The retail centre is located in the community of Legacy</li> <li>Surrounded by residential condos, townhouses &amp; single family homes</li> <li>The retail centre has 36 retail units in five buildings,</li> <li>Zoning at the centre allows for a broad mix of commercial uses, with retail being the highest and best use</li> </ul>	Julie Stefan <u>Brochure</u>
122 Morrison Rd, Longview  MLS#A2121445	Main: 1,260 sq. ft.	\$750,000	\$5,794 (2023)	<ul> <li>Mixed use free standing commercial building on main thoroughfare in Village of Longview</li> <li>Retail on main, full basement &amp; 2 bedroom apartment on upper level</li> <li>Well maintained unique property, great curb appeal, located on Historic Cowboy Trail</li> <li>In-floor heating on all 3 levels, 3 metal doors, Security System</li> </ul>	Barry Harvey  Agent View
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> <li>Commercial retail space located in the thriving northwest community of Nolan Hill</li> <li>Modern architecture and versatile layout in a prime location</li> <li>Own or lease this prime real estate in Nolan Ridge</li> </ul>	Grace Yan <u>Brochure</u>

#### **BUSINESSES FOR SALE**

PROPERTY	SIZE	SALE / LEASE	TOTAL		COMMENTS	CONTACT
			ASKING PRICE			
Bow River Glass, Banff	2,000 sq. ft.	Asset Sale	\$299,000	•	Fully operational Banff Light Industrial Business in business for more than 20 years	Dean Cooper
				•	Bow River Glass is being sold with all inventory, tools, fleet vehicles, and equipment, allowing for a seamless takeover	Agent View
DOW RIVER					Current owner is willing to stay for a mutually agreed-upon time period to provide training	- Agont viol
GLASS tro.					, , , , , , , , , , , , , , , , , , , ,	
				•	Multiple lease renewal options	
				•	Prime location within the Banff Industrial Compound	
MLS#A2115725						





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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> <li>Prestige Medispa creates a fusion of skincare solutions and rejuvenation</li> <li>A team of professionals present a range of treatments catering to specific skin concerns, body aesthetics, and relaxation</li> <li>Turnkey opportunity that includes all equipment, materials, products, and electronics ensuring a smooth and hassle-free transition</li> </ul>	Dean Cooper
Hair Salon  MLS#A2083237	1,200 sq. ft.	Asset Sale	\$69,900	<ul> <li>PRICE REDUCED</li> <li>Modern, upscale hair salon located on Calgary's bustling Macleod Trail</li> <li>Maximum visibility and walk-in traffic, offering a contemporary, sophisticated interior</li> <li>The salon is fully equipped with premium furnishings, tools and equipment</li> <li>Financially sound with consistent profitability and growth potential</li> <li>Ideal for both entrepreneurs and established salon owners</li> </ul>	Taeju Lee Agent View
Laundromat  MLS#A1182835	1,545 sq. ft.	Asset Sale	\$169,000	<ul> <li>PRICE REDUCED</li> <li>Immaculately maintained coin laundry for sale adjacent to affluent communities in Calgary</li> <li>Includes 20 washers and 16 dryers in excellent condition</li> <li>Rent of \$6,901/month includes property tax and CAM which includes water costs</li> <li>Easy to operate with lots of regular customers</li> <li>New storefronts, landscaping and resurfaced parking lot with ample parking stalls</li> </ul>	Taeju Lee Agent View



## For further information, please contact:

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