

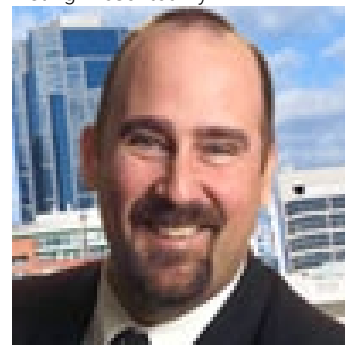


6520 36 Street Calgary Alberta

\$799,900

Excellent opportunity to own a fully developed, income-producing commercial unit with approx. 2,650 sq. ft. of finished space. The main floor front office (450+ sq. ft.) is leased to a travel agency for \$1,800/month, providing immediate rental income. The rear main floor (950 sq. ft.) is currently operated as a high-end ladies' salon; the seller is willing to remove salon equipment if the buyer prefers a vacant space. The second floor is fully developed and used as a training academy for men's and ladies' hair services. The owner is interested in renting back the upper level at current market rates--offering a great tenant for investors. The rear entry features a glass door modification while maintaining the original overhead door for added security. Please do not approach tenants or staff. Showings by appointment only. (id:6769)

Listing Presented By:



Originally Listed by:
Royal LePage METRO

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