

# \$35,000 - 102, 5809 Macleod Trail Sw, Calgary

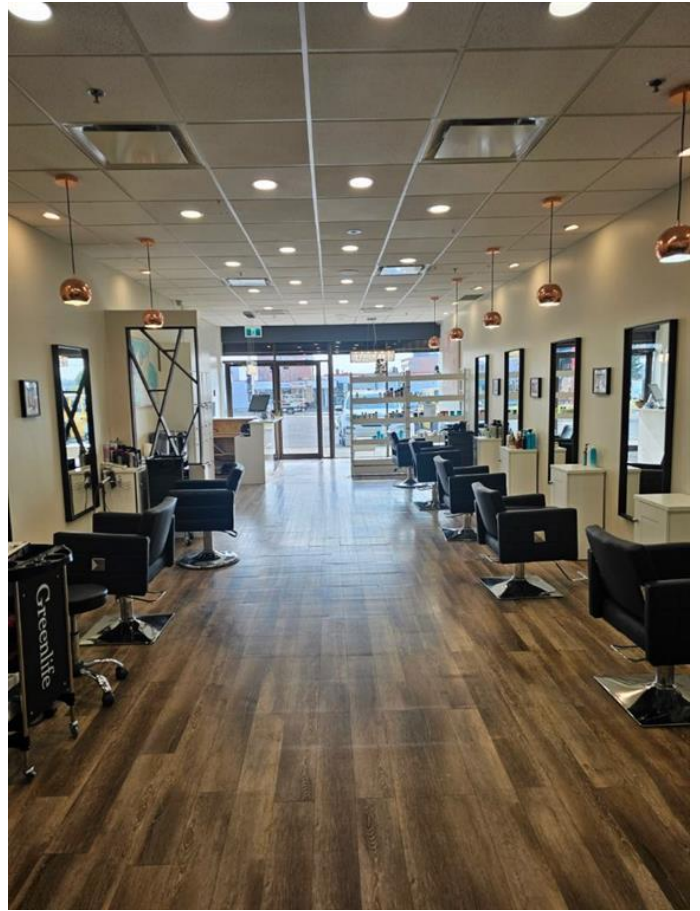
MLS® #A2203831

## \$35,000

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Windsor Park, Calgary, Alberta

Great opportunity to own your Hair Salon and Beauty Shop, located in 5809 Macleod Trail SW with maximized exposure and ample parkings. Seven (7) chairs, three (3) washing/shampoo stations, bathroom, rear staff room. Total 1,200 sq.ft and basic lease rate \$43/annual which means \$4,300 monthly - there is currently three (3) chair rental incomes \$3,000 monthly so actually monthly payment \$1,300. Two (2) more chair rental inquiry now but the decision can be made by the new owner. There is a space to add one (1) more chair in it. The operating cost \$18.5 annually (\$1,850 monthly). Five (5) year lease term until Feb 28, 2028 plus Two (2) more five (5) year option to renew. Be You Own Boss!



Built in 1976

## Essential Information

MLS® #	A2203831
Price	\$35,000
Bathrooms	0.00
Acres	0.00
Year Built	1976
Type	Commercial
Sub-Type	Business
Status	Active

## Community Information

Address 102, 5809 Macleod Trail Sw

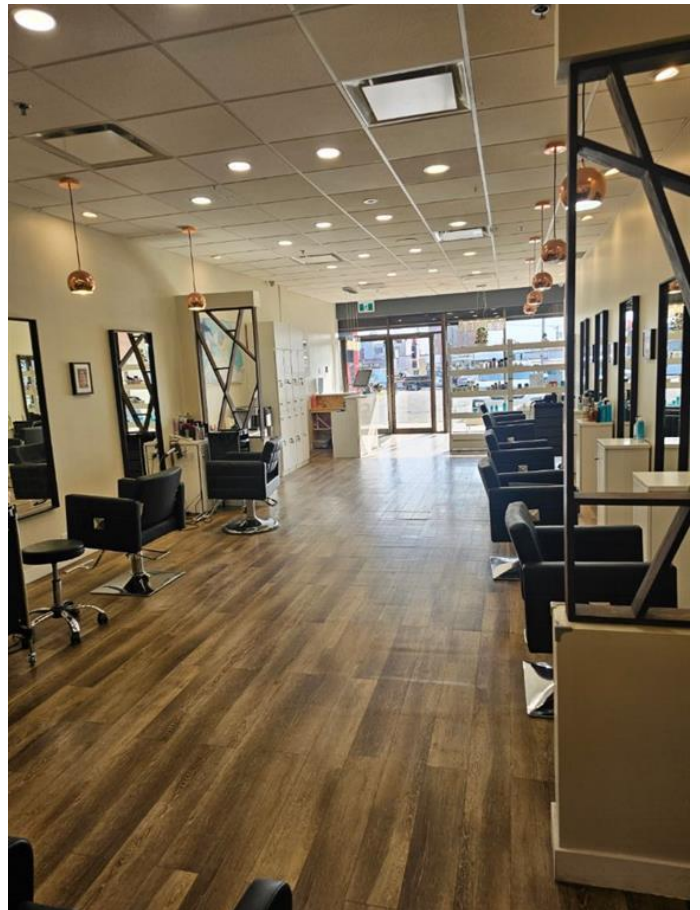
Subdivision	Windsor Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 0J9

### Additional Information

Date Listed	March 19th, 2025
Days on Market	154

### Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

