

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

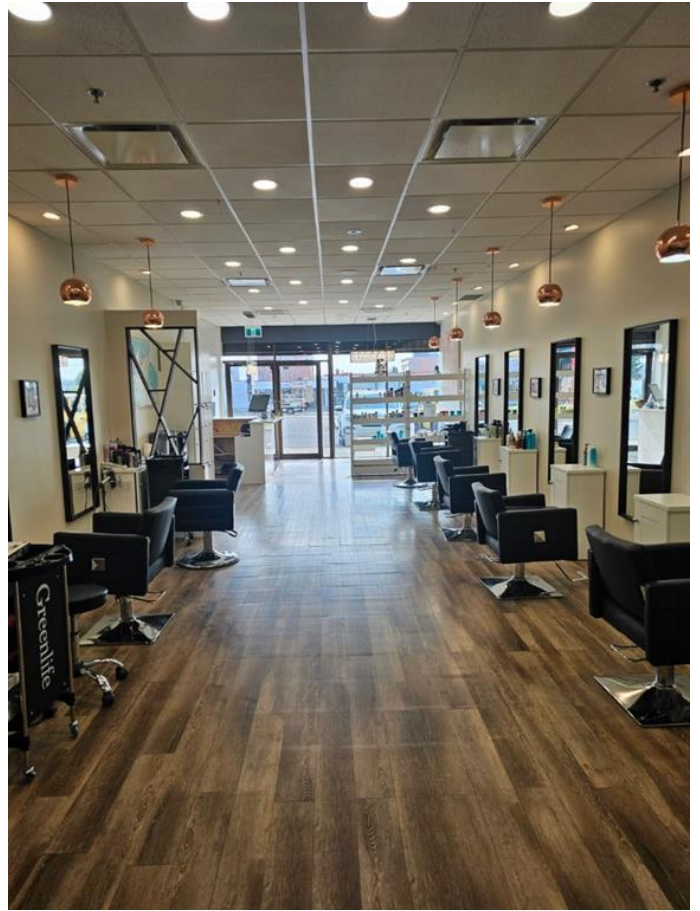
MLS® #A2203831

## \$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

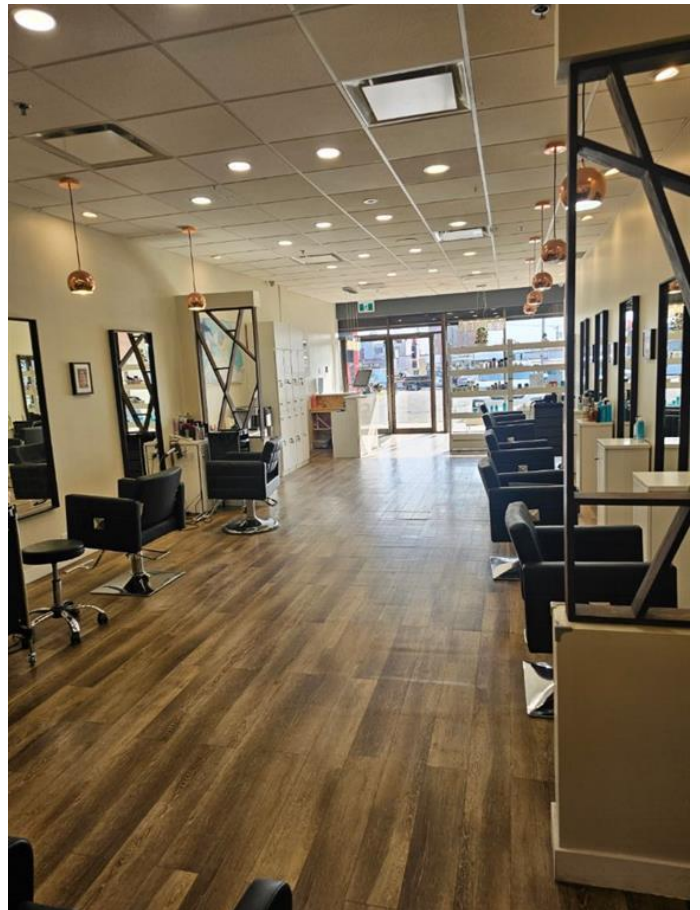
Subdivision Windsor Park  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2H 0J9

### Additional Information

Date Listed March 19th, 2025  
Days on Market 145

### Listing Details

Listing Office RE/MAX House of Real Estate



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