

\$199,000 - 1001 Sample Avenue, Calgary

MLS® #A2262454

\$199,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Legacy, Calgary, Alberta

Here is your wonderful chance to own your nail salon business. Located in a very busy area in Legacy. The owner has invested large capital into design and building this salon, attention to details and high-end finishing, lightning, ceilings, cabinet, supply through the salon. 8 Luxury Manicures and 8 Luxury Pandicure Stations. 2 massage / wax rooms, good space laundry and lunch area. Plenty of Parking. Many anchor tenants in this busy plaza. Ready to run nail salon ! Space is about 1,290 sf. Lease is \$3,870 plus Operating Cost, roughly about \$6,000/month in total in lease.

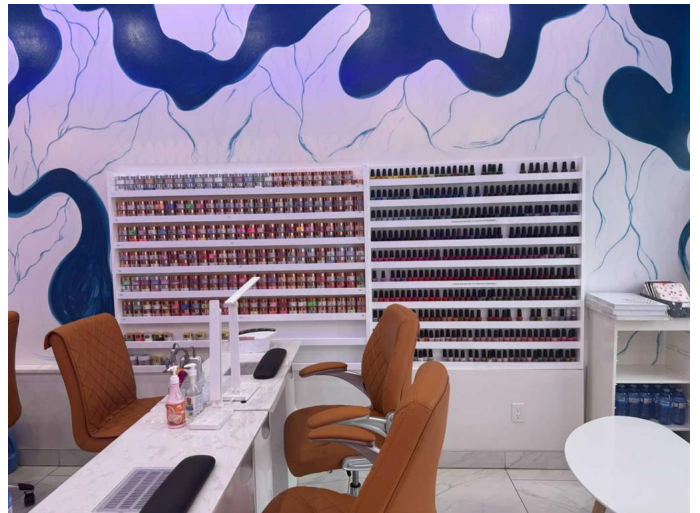
Built in 2022

Essential Information

MLS® #	A2262454
Price	\$199,000
Bathrooms	0.00
Acres	0.00
Year Built	2022
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	1001 Sample Avenue
Subdivision	Legacy
City	Calgary
County	Calgary



Province	Alberta
Postal Code	T2X 4R9

Additional Information

Date Listed	October 6th, 2025
Days on Market	25
Zoning	CCOR

Listing Details

Listing Office	CIR Realty
----------------	------------

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.