

# \$69,900 - 102, 5809 Macleod Trail Sw, Calgary

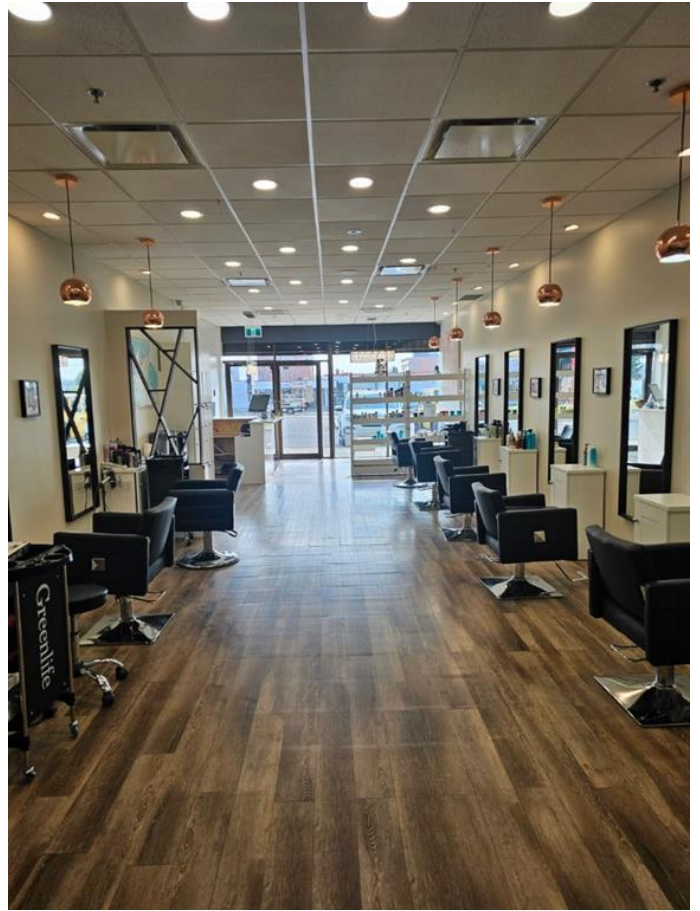
MLS® #A2203831

**\$69,900**

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      | \$69,900   |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1976       |
| Type       | Commercial |
| Sub-Type   | Business   |
| Status     | Active     |

## Community Information

|         |                            |
|---------|----------------------------|
| Address | 102, 5809 Macleod Trail Sw |
|---------|----------------------------|

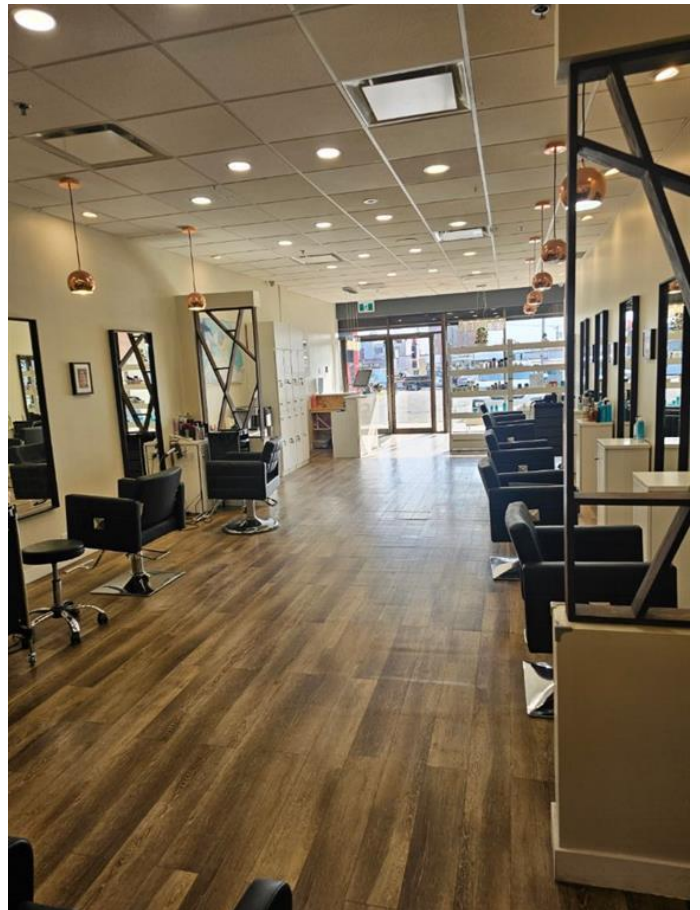
|             |              |
|-------------|--------------|
| Subdivision | Windsor Park |
| City        | Calgary      |
| County      | Calgary      |
| Province    | Alberta      |
| Postal Code | T2H 0J9      |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 19th, 2025 |
| Days on Market | 57               |

### Listing Details

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



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