

Blackstone

**For Sale**

3131 27 Street NE | Calgary, Alberta

Turnkey Hair Salon/Spa

## Business Assets + Property



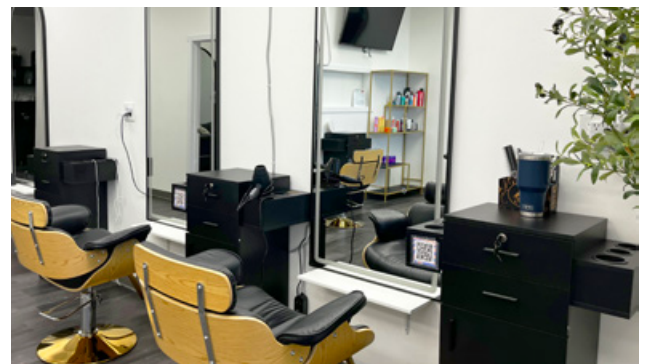
## 3131 27 Street NE, Calgary AB

Turnkey Hair Salon/Spa Business Assets + Property

### PROPERTY DETAILS

Asking Price	\$700,000 for both business assets & property \$100,000 for business assets alone
Unit Size	1,009 SF
Net Rate	Market
Op Costs	\$7.00 PSF (Est. 2025)
Availability	Immediate
District	Sunridge Business Zone
Zoning	C-COR3
Parking	Ample Surface

- **Prime Location:** Busy retail plaza within the Central Sunridge and 32 Ave retail district.
- **Business & Property Included:** Own both the salon and the real estate—a full investment package.
- **Fully Equipped:** Sale includes all furniture & fixtures—move-in ready!
- **High-Traffic Area:** Just off 32 Ave & 27 St NE, adjacent to the newly opened Chipotle.
- **Major Retailers:** Close to Costco, RONA, Sunridge Mall, Cineplex, Sheraton and more.
- **Near Peter Lougheed Centre:** Minutes from NE Calgary's main hospital.
- **Ideal Investment:** Perfect for an owner-operator or investor in a thriving retail hub.



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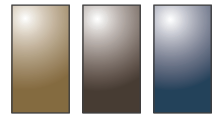
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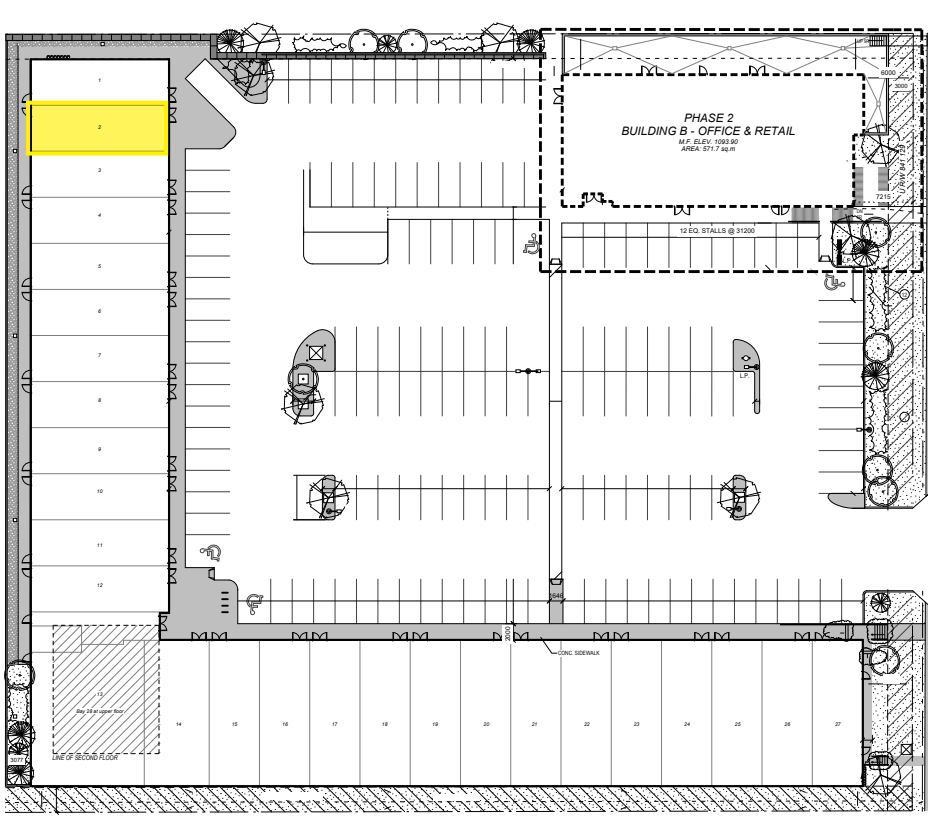
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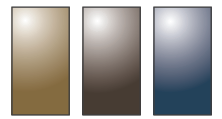
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**NEIGHBORHOOD**  
Sunridge



**POPULATION**  
40,400



**MEDIAN AGE**  
38.6



**HOUSEHOLD INCOME**  
\$71,212



**TRAFFIC COUNT**  
34,000 VPD | Barlow TR & 32 Ave NE



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For more information, please contact one of our associates.

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