

\$85,000 - 120, 3809 45 Street, Calgary

MLS® #A2249778

\$85,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Glenbrook, Calgary, Alberta

Established Massage Clinic with a loyal clientele and high-end customers. This family-run business, operated by a husband and wife team with a few part-time massage therapists, is situated in the desirable Glenbrook neighborhood. The clinic features convenient on-site parking for clients and spans approximately 800 square feet, housing four massage rooms, one of which is designated for facial treatments. It includes advanced equipment such as laser and skin tightening machines for skincare services. The three additional rooms are fully equipped for massage therapy. A commercial washer and dryer are available for towel cleaning, along with a private bathroom. This turnkey operation is perfectly sized for a couple to manage while offering potential for growth. The current owners are committed to staying on to provide training and support. The lease has 7 years remaining at \$3,400 per month, plus utilities. Contact us to schedule a visit and see the clinic in person.

Built in 1985

Essential Information

MLS® #	A2249778
Price	\$85,000
Bathrooms	0.00
Acres	0.00
Year Built	1985



Type	Commercial
Sub-Type	Business
Status	Active

Community Information

Address	120, 3809 45 Street
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E3H4

Additional Information

Date Listed	August 19th, 2025
Days on Market	1
Zoning	DC

Listing Details

Listing Office	Kingsland Realty
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