

# \$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.

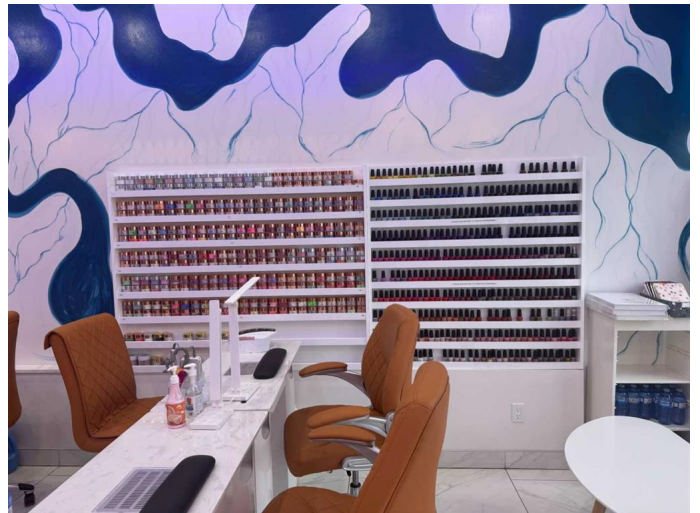
Built in 2022

## 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	2
Zoning	CCOR

### **Listing Details**

Listing Office	CIR Realty
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