

# \$55,000 - 1330 12 Avenue Sw, Calgary

MLS® #A2256771

**\$55,000**

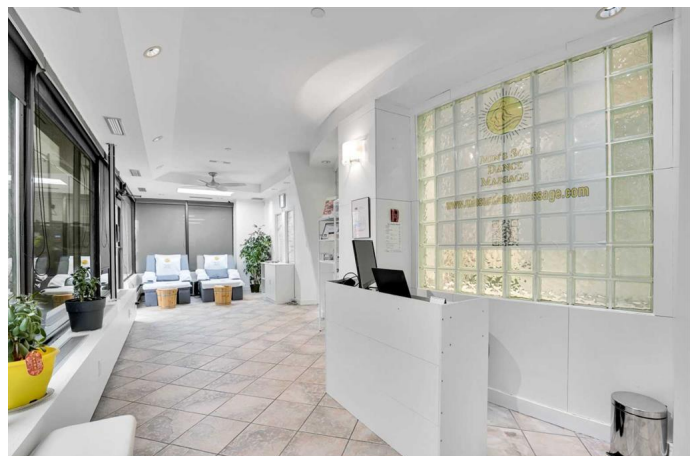
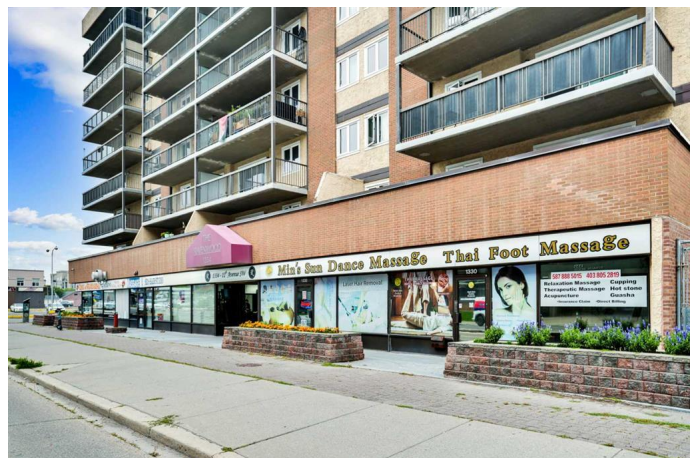
0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Beltline, Calgary, Alberta

Newly Renovated Massage, Acupuncture & Beauty Business for Sale – Calgary Downtown Beltline! Opportunity to own a fast-growing wellness and beauty business in the vibrant Beltline area of downtown Calgary. Prime street-level retail unit with excellent visibility and heavy foot traffic, right by the condo building entrance. Two designated parking stalls plus free street parking on 12 Ave SW after 9AM. Cozy, bright, and spacious interior with four treatment rooms, a welcoming reception, and laundry/kitchen/storage area. Fully equipped and move-in ready: includes all furniture, two electric lift clinic beds, two electric foot massage sofas, fridge, washer, towel warmer, window coverings, ads on window and more. Professional online booking and information system already in place. Affordable lease: \$3,300/month net rent + \$2,300/month operating costs. Strong team of 8 employees, open daily from 10AM–7PM. Current sales: approx. \$14,000/month, with plenty of room for growth. Excellent central location attracting customers from across the city. Perfect for an owner-operator or investor looking to expand in the wellness/beauty industry. Don't miss out on this turnkey opportunity in one of Calgary's busiest districts surrounded by residential buildings. Act now—this business won't last long!

Built in 1980

## Essential Information



|            |            |
|------------|------------|
| MLS® #     | A2256771   |
| Price      | \$55,000   |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1980       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1330 12 Avenue Sw |
| Subdivision | Beltline          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3C 0P5           |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 13th, 2025 |
| Days on Market | 64                   |
| Zoning         | CC-X                 |

### Listing Details

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

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