

# \$29,000 - 454 14 Street Nw, Calgary

MLS® #A2180539

**\$29,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

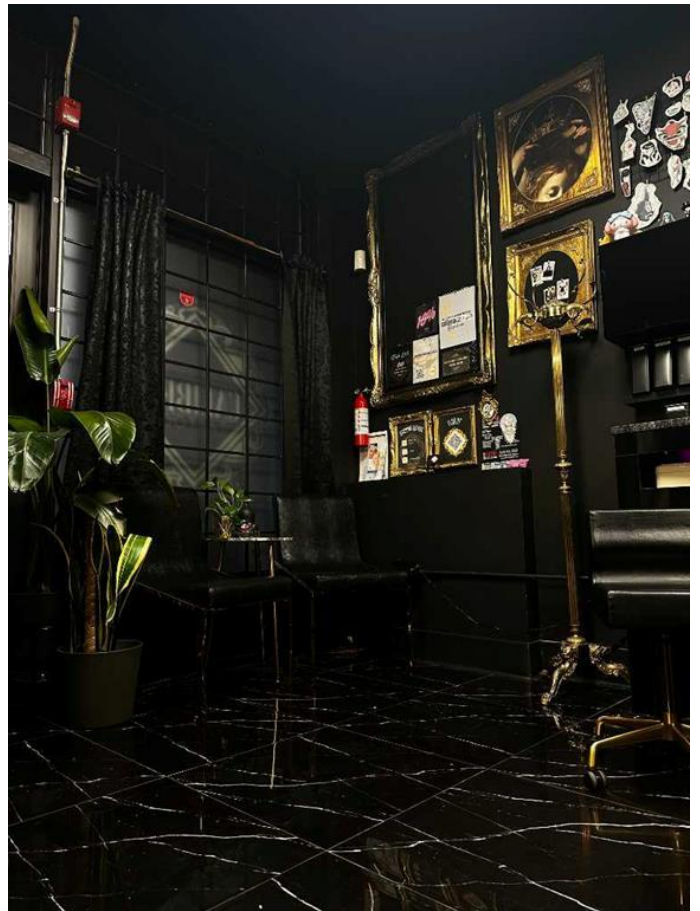
Hillhurst, Calgary, Alberta

Owner operator turn-key opportunity arises! ASSET sale only, property not included. A rare retail option located in the heart of Kensington, the perfect studio size (505sqft) for start-ups, small business ventures, fit for downsizing, or relocating your existing operations! Be your own boss with a main-floor boutique style tattoo/medical aesthetics space that is ready for take over! Currently used as a tattoo space with 4 designated tattoo stations, all finished with sleek granite countertops and high-end marble flooring. Multiple upscale black & gold accents seen throughout the hand- picked decorations, vanities, and fixtures. Key FEATURES: |Office/kitchenette staff area | Central Location! | FREE PARKING for business patrons | Main-floor private entry | Opportunity to operate at your preferred business hours | Utilities & exterior maintenance included in lease | Designed with function & modern flare, this studio space is sure to impress. Multiple commercial retail uses allotted with City & Landlord Approval, please contact for any more questions/information.

Built in 2008

## Essential Information

|        |          |
|--------|----------|
| MLS® # | A2180539 |
| Price  | \$29,000 |



|            |            |
|------------|------------|
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2008       |
| Type       | Commercial |
| Sub-Type   | Business   |
| Status     | Active     |

Community Information

|             |                  |
|-------------|------------------|
| Address     | 454 14 Street Nw |
| Subdivision | Hillhurst        |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2N 1Z7          |

Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 21st, 2024 |
| Days on Market | 151                 |
| Zoning         | C-COR1              |

Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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