



**CORY PELCHAT**  
 REALTOR®  
 GRASSROOTS REALTY GROUP LTD.

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**105, 9505 Resources Road  
 Grande Prairie, Alberta**

**MLS # A2179800**



**\$100,000**

<b>Division:</b>	Resources Industrial Park
<b>Type:</b>	Business
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,300 sq.ft.
<b>Zoning:</b>	CA

<b>Heating:</b>	Forced Air
<b>Floors:</b>	-
<b>Roof:</b>	Clay Tile
<b>Exterior:</b>	-
<b>Water:</b>	-
<b>Sewer:</b>	-

<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	-
<b>Lot Feat:</b>	-

**Inclusions:** HydorMassage Bed  
 Mystic HD-Sunless Tanning (Spray Tan)  
 HydtoDermaFusion (Steam Sauna)  
 Lumiere Facials  
 Oxygen Therapy  
 Cloud 9 Meditative Service  
 Far InfraRed Sauna (Dry Sauma)  
 UMO Hand Spa

After 16 successful years of creating blissful experiences, this well-loved spa and wellness business is ready for its next chapter. Located in a prime location just off bustling Resource Road, this hidden gem enjoys prime traffic without sacrificing a peaceful ambiance, giving clients the best of both worlds. Step into a turnkey operation that's already in the black, with loyal clientele and a sterling reputation. Whether it's a HydorMassage session, a rejuvenating Mystic HD-Sunless Tanning treatment, or a meditative escape in the Far InfraRed Sauna, this spa has earned its place as a cornerstone in self-care. This business comes fully equipped with state-of-the-art machinery, including: HydorMassage Bed, Mystic HD-Sunless Tanning (Spray Tan), HydroDermaFusion (Steam Sauna), Lumiere Facials, Oxygen Therapy, Cloud 9 Meditative Service, Far InfraRed Sauna (Dry Sauma), UMO Hand Spa, UV Therapy-Tanning (2 Laydown, 1 Stand-Up), and Velocity HP 1000-Tanning (High Pressure Tan Bed)! What's more, this business is brimming with untapped potential. A fresh perspective and a little innovation could take it to extraordinary heights. From expanding services to increasing marketing efforts, the growth opportunities are as vast as your vision. The current owner, ready to pass the torch, has set the stage for you to step in and succeed. This is more than a business; it's a chance to transform lives while growing a rewarding legacy of your own. Current owner willing to work with you on a lease for the building when you buy the business. Important: Please respect the business's operations, do not visit the business during operating hours for purchase inquiries. Contact a commercial listing REALTOR® for ALL questions or to schedule a private viewing. Don't wait for someone else to seize this

opportunity. Call your COMMERCIAL REALTOR® today and make this dream business yours!