

Blackstone
Commercial Real Estate Services Inc.

For Sale

Unit 107, 4915 Elbow Drive SW | Calgary, Alberta
Established & Successful Britannia Salon

Britannia Plaza

Video



THE BEIGE LABEL SALON

LIVED-IN COLOR | CUSTOM HAIRCUTS | LUXE HAIR EXTENSIONS

Mahmud Rahman VP /Associate

P 403.930.8651

E mrahman@blackstonecommercial.com

Davin Rowe Business Strategy Advisor

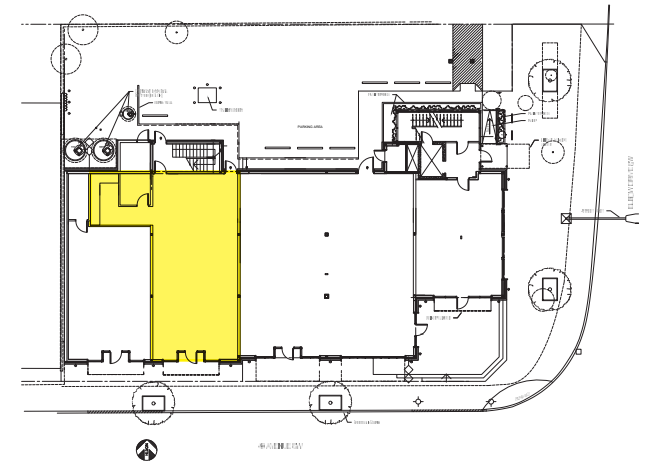
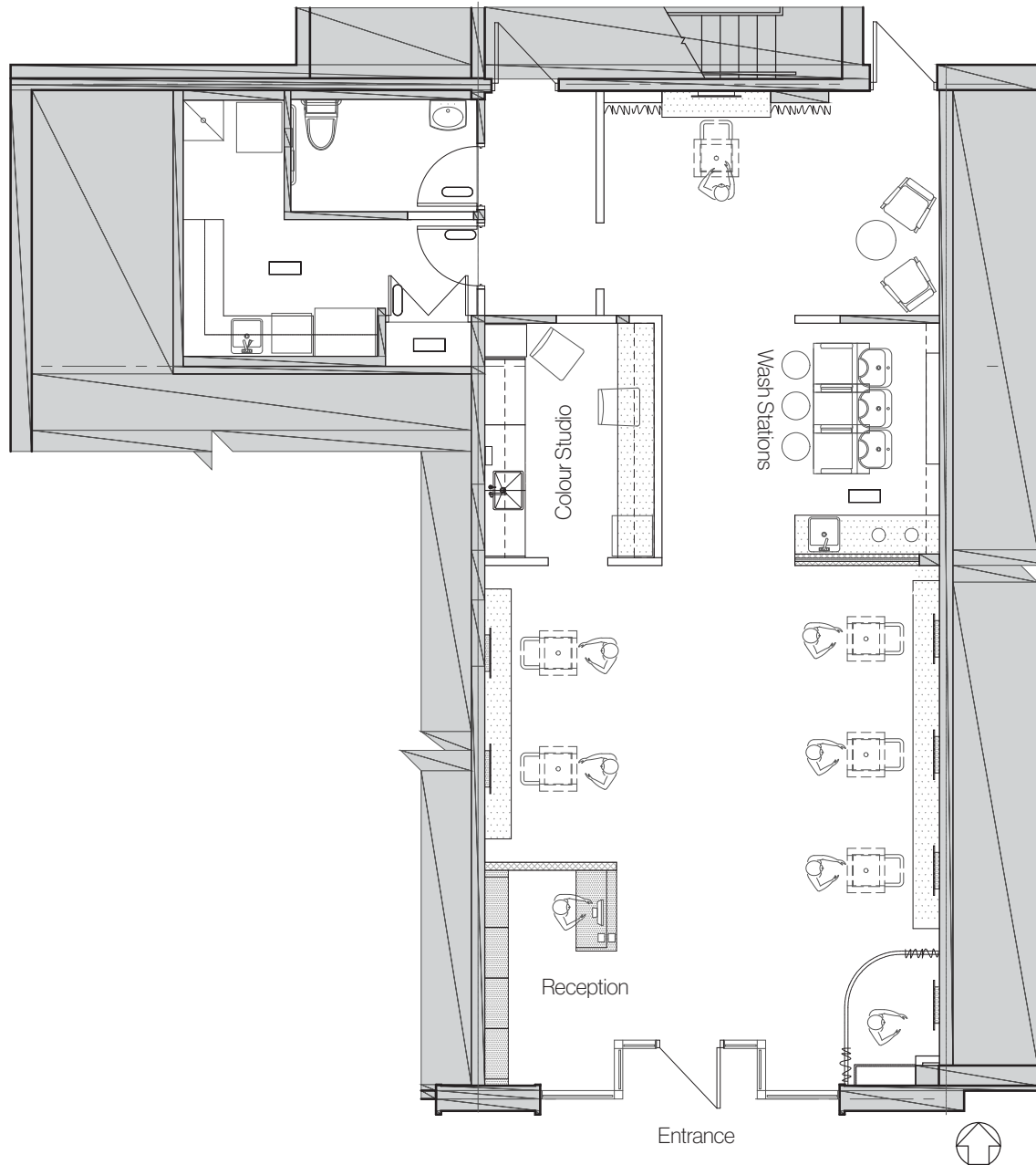
P 403.930.8646

E drowe@blackstonecommercial.com



Established	2017
Size	1,397 SF
Services	<ul style="list-style-type: none"> • Balayage • Custom Colour • Cutting • Styling • Treatments • Extensions • Consultations
Asking Price	\$ 350,000
Lease Term	Expires August 27, 2027
Op Costs	\$22.27 psf (Est 2025)
Option to Renew	2 – 5 year
Parking	Ample Scramble

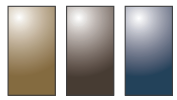
- **Iconic Brand** – Founded in 2017 by internationally recognized Master Stylist, Farhana Premji
- **Affluent Location** – Situated in Britannia, one of Calgary's most prestigious and stylish neighborhoods
- **Upscale Community Vibe** – Surrounded by premier retailers and dining destinations including Sunterra Market, Monogram Coffee, Village Ice Cream, and Sotheby's
- **Resort-Inspired Design** – A thoughtfully curated space featuring arches, plastered walls, and sculptural lighting for a modern, calming aesthetic
- **Elite Team of Artists** – A collective of stylists and colorists celebrated for exceptional technique and personalized service
- **Lifestyle Destination** – More than a salon, The Beige Label is a beauty and wellness experience in the heart of Britannia





Mahmud Rahman VP /Associate
P 403.930.8651
E mrahman@blackstonecommercial.com

Davin Rowe Business Strategy Advisor
P 403.930.8646
E drowe@blackstonecommercial.com



Blackstone
Commercial Real Estate Services Inc.

Location



Britannia

Elboya

Windsor Park

Bon A-Pet-Treat!
Breathe Hot Yoga
Britannia Dermedics
Britannia Home & Kitchen
Britannia Medical Clinic
Britannia Wine Merchants
Chinook Optical
Labode Shoppe & Interiors

Marc Cain
Owl's Nest Books
Starbucks
Suntterra Market
The Tech Shop
Village Ice Cream
Whippt Kitchen

BRITANNIA
Kitchen & Home



BRITANNIA WINE MERCHANTS
EST. 1992



NATIVE TONGUES

Britannia Plaza



MONOGRAM COFFEE

SUNTERRA
market

50 AVENUE SW

ELBOW DRIVE SW

GRUMANS DELI

THE BRIDAL BOUTIQUE

Sotheby's
INTERNATIONAL REALTY

Canada

BROWNS
SOCIALHOUSE
restaurant · bar · socialize

Calgary Golf & Country Club



NEIGHBORHOOD
Britannia



POPULATION
3KM
62,895



MEDIAN AGE
39.3



HOUSEHOLD INCOME
\$95,926



TRAFFIC COUNT
23,000 VPD | Elbow DR & 49 Ave SW

Thank you for your Interest



BlackstoneCommercial.com

A210, 9705 Horton Road SW, Calgary, Alberta T2V 2X5 | P 403.214.2344

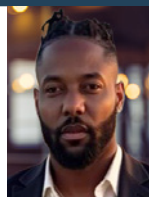
This document has been prepared by Blackstone Commercial for advertising and general information only. Although information has been obtained from sources deemed reliable, Blackstone Commercial and / or their representatives, brokers or agents make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Blackstone Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. © 2025, All rights reserved. This document is the copyrighted property of Blackstone Commercial.



Mahmud Rahman *VP /Associate*

P 403.930.8651

E mrahman@blackstonecommercial.com



Davin Rowe *Business Strategy Advisor*

P 403.930.8646

E drowe@blackstonecommercial.com