



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2274921**

**Edmonton, Alberta**



**\$26 per sq.ft.**

**Division:** Edmonton

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,154 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Prime lease takeover opportunity for a &plusmn;3,154 SF concept salon in a highly desirable retail location with exceptional visibility and foot traffic. The space is fully built out and in excellent condition, requiring no betterments or renovations, ready for immediate occupancy. Ideal for salon, spa, or beauty-related concepts seeking a turnkey operation in a vibrant, high-exposure area surrounded by strong co-tenancy and established businesses. Lease Operating Costs Included: Shared services + property tax + property maintenance + snow removal service + Repair and maintenance outside