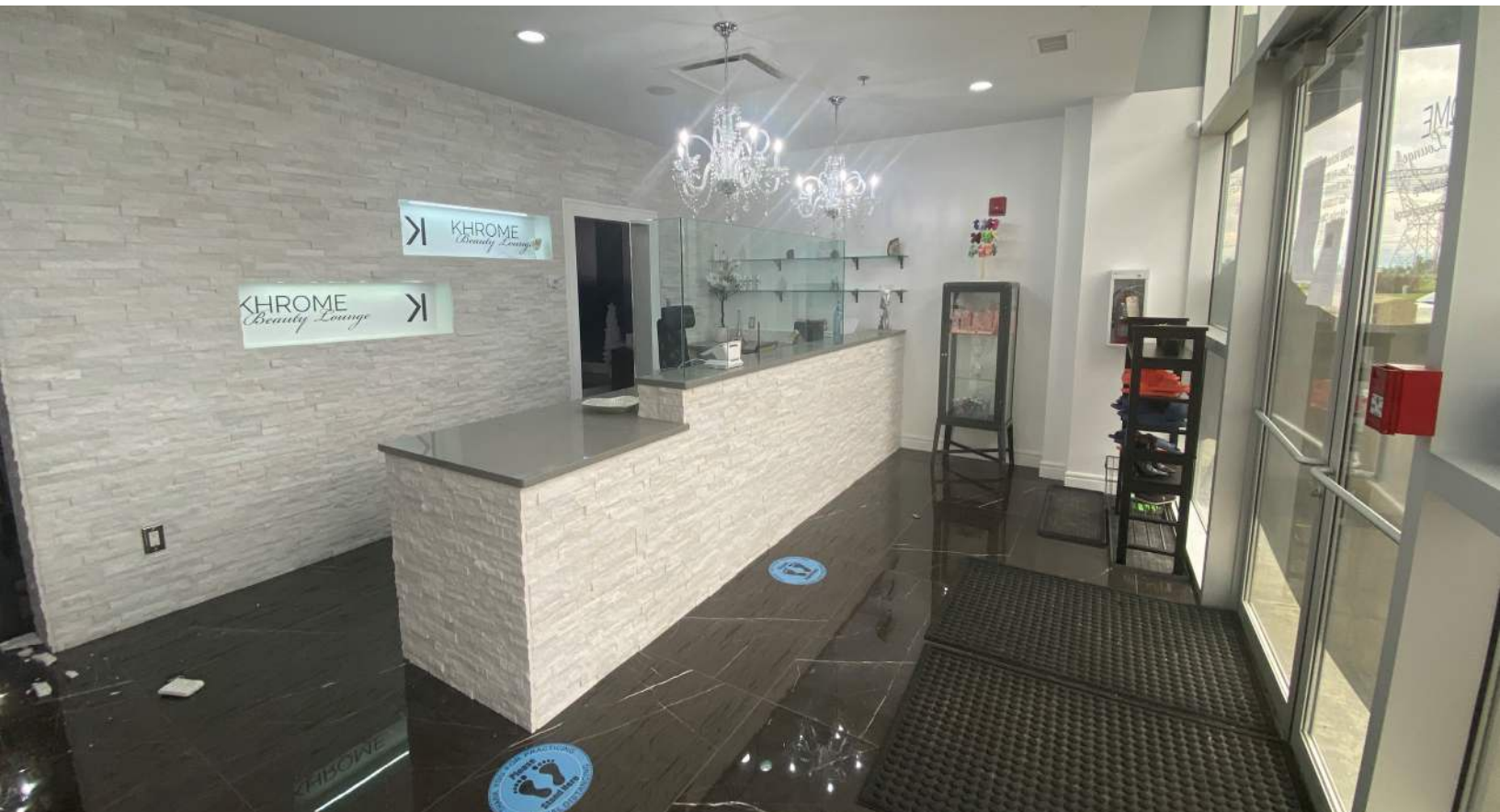


# FOR LEASE

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



## Turn-Key Salon

220 - 91 Street SW, Edmonton, AB  
3,009 Sq.Ft. Main Floor (+/-)

### Property Highlights

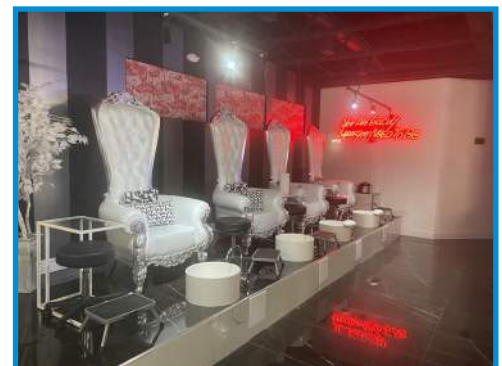
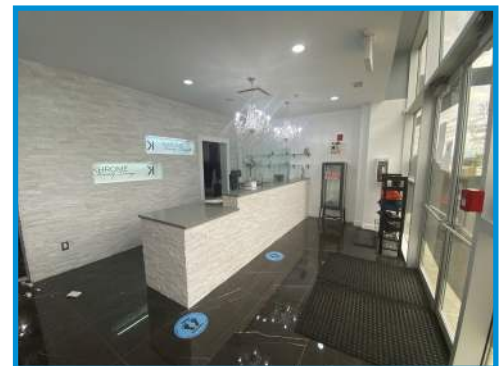
- 3,009 Sq.Ft. prime main floor turn-key nail salon
- High exposure to over 33,100 vehicles per day along 91 street
- Easy access to Anthony Henday and Ellerslie Road
- Daytime population reaches a total of 33,100
- Gym, daycare, medical clinic, kickboxing & martial arts, Indian cuisine, cannabis, tailors and more onsite
- Ample on-site surface parking

Lizotte and Associates Real Estate Inc.  
#1200, 10117 Jasper Avenue  
Edmonton, AB T5J 1W8

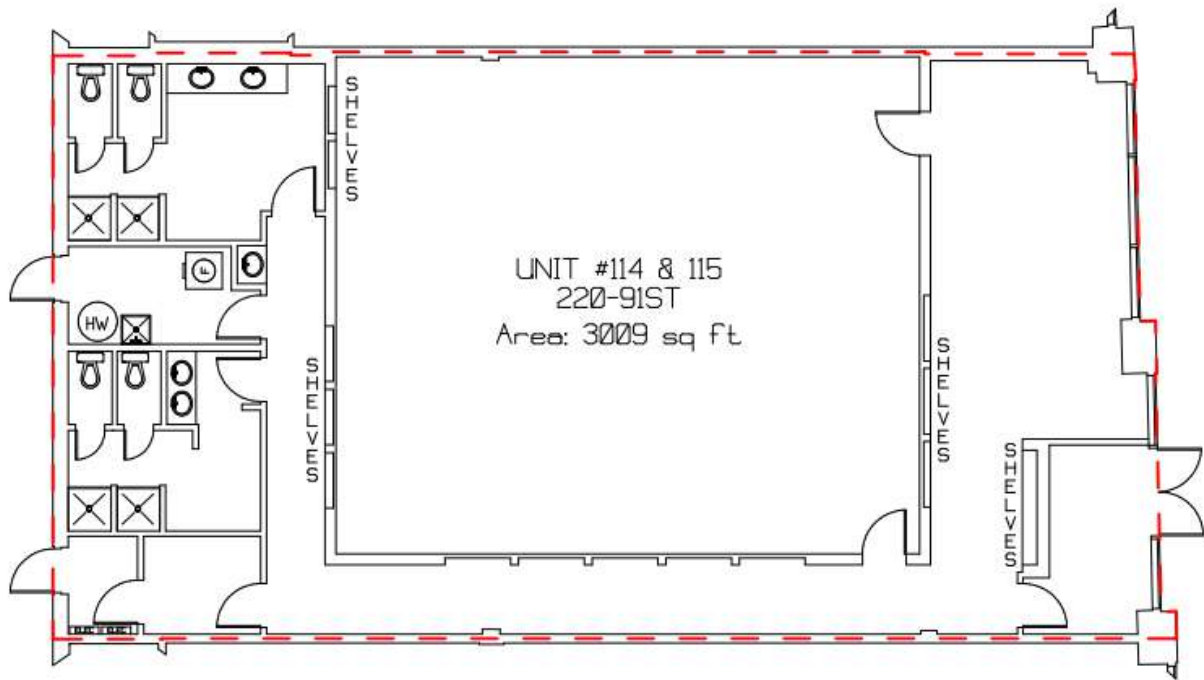
780.488.0888 | [www.lizotterealestate.com](http://www.lizotterealestate.com)



Turn-Key Salon



Turn-Key Salon



Exterior of Ellwood Corner





## Property Details

<b>Address:</b>	220 - 91 Street SW, Edmonton, AB
<b>Size:</b>	3,009 Sq.Ft. (+/-)
<b>Parking:</b>	3.3 surface stalls per 1,000 Sq.Ft.
<b>Possession:</b>	Immediate
<b>Lease Rate:</b>	High 20's/Sq.Ft.
<b>Op. Costs:</b>	\$10.40/Sq.Ft. (Estimated for 2022)
<b>Zoning:</b>	CB2



## Contact

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