# **FOR LEASE** ±1,592 Sq. Ft.

## LIZOTTE AND ASSOCIATES REAL ESTATE INC



### 10544 – 102 Ave, Edmonton, AB

## **TURN-KEY HAIR SALON**

### **Property Highlights**

- 6 stations, three hair washing sinks
- Includes one treatment room and one office
- Washer and dryer

780.488.0888

- Oversized hot water tank
- Located downtown, one block from Grant MacEwan and across the street from NorQuest College

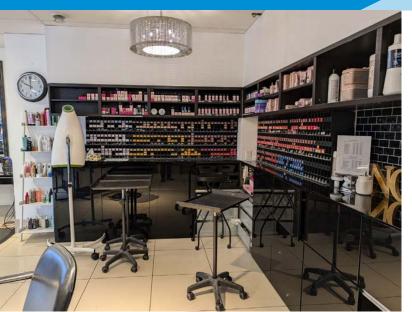




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## **FOR LEASE** Turn-Key Hair Salon













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### FOR LEASE Turn-Key Hair Salon

### **Property Information**

Municipal Address:	10544 - 102 Ave, Edmonton, AB
Size:	±1,592 Sq. Ft.
Zoning:	UW (Urban Warehouse)
Parking:	Ample front parking for clients, Underground parking for Tenant
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Possession: Immediate/negotiable

### **\$\$\$**

**Lease Rate:** \$24 - \$26/SF on a 5 year term

**Op Costs:** \$10.10/Sq. Ft.

### **Demographics within 2KM**



### Contact

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