


FOR LEASE


TURN-KEY SALON WITH HIGH EXPOSURE


NAI Commercial




 15,427
POPULATION

 30,872
EMPLOYEES

 1,592
BUSINESSES

 \$444M
TOTAL CONSUMER
SPENDING

 \$111,744
AVERAGE HOUSEHOLD
INCOME

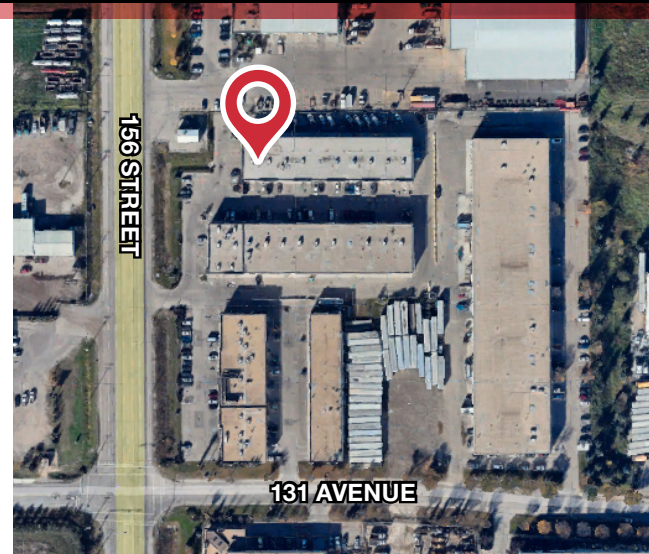
 22,140 VPD
156 STREET NORTH
OF 131 AVENUE

2025 COSTAR DEMOGRAPHICS WITHIN 3KM RADIUS

13163 - 156 STREET | EDMONTON, AB | RETAIL UNIT

PROPERTY DESCRIPTION

- Main floor is a fully built out salon
- 1,800 sq.ft.± of space
- High-visibility fascia signage facing 156 Street
- Plenty of surface parking available
- Ability to purchase existing business for \$50,000



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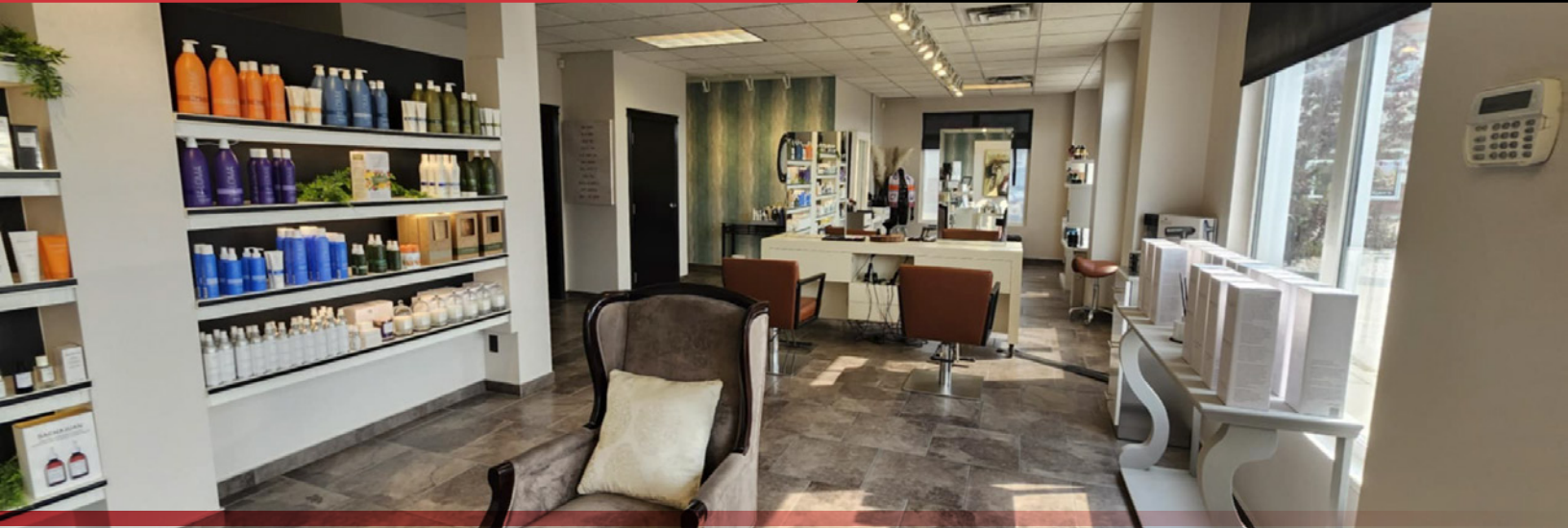
NAI COMMERCIAL REAL ESTATE INC.
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NAIEDMONTON.COM



ADDITIONAL INFORMATION

AREA AVAILABLE	1,800 sq.ft.±
LEGAL DESCRIPTION	Plan 1124711 Unit 3
ZONING	BE (Business Employment)
AVAILABLE	30 days notice
NET LEASE RATE	\$25.00/sq.ft./annum
OPERATING COSTS	\$10.08/sq.ft./annum (2025 estimate) includes common area maintenance, building insurance, property tax and management fees
NOTES	<ul style="list-style-type: none"> • Asset and goodwill sale only (business name can be included) • Assets include, all fixtures' (tables, shelves, chairs, sinks, washer/dryer, product) • Koko the Salon is an award winning YEG Hair Salon and has been in this space since 2012.



MAIN FLOOR

