

## \$695,000 - 12856 97 Street, Edmonton

MLS® #E4423292

**\$695,000**

0 Bedroom, 0.00 Bathroom,

Retail on 0.00 Acres

Lauderdale, Edmonton, AB

Great opportunity for a hairdresser or barber. Commercial unit immediately available for Lease/Sale. This business provides a turnkey operation. Rare opportunity to lease or own Hair saloon...The space is on the main floor of busy road 97 St. NW...great location with excellent exposure approx. 45,000 Vehicle per day, surrounded by an established mature neighbourhood of Lauderdale, Plenty of parking and pylon signage available.... This move-in ready space has quality finishes such as tiled floors, marble, glass, designer wallpapers, adjustable lighting fixtures and elegant shelving. The unit is ideal for an owner-occupied business with Reception, waiting chairs, hairdressing chairs, Washroom, washer/dryer/nail done and many more... Buy or Lease and be your own boss right away.

Built in 2021

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4423292  |
| Price      | \$695,000 |
| Bathrooms  | 0.00      |
| Acres      | 0.00      |
| Year Built | 2021      |
| Type       | Retail    |
| Status     | Active    |



**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 12856 97 Street |
| Area        | Edmonton        |
| Subdivision | Lauderdale      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5E 4C3         |

**Exterior**

|              |       |
|--------------|-------|
| Exterior     | Mixed |
| Construction | Mixed |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 28th, 2025 |
| Days on Market | 130                 |
| Zoning         | Zone 01             |

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Listing information last updated on July 8th, 2025 at 9:17am MDT