

Courtesy Of Nur Anwar Of RE/MAX River City

## \$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	35
Zoning	Zone 01

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Listing information last updated on April 4th, 2025 at 2:02pm MDT