



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

MLS # A2282613

Edmonton, Alberta

\$370,000



Division: Edmonton

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,150 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Turnkey opportunity to acquire a well-established aesthetics clinic in Edmonton offering laser, injectables & several other aesthetic services. The offer includes all laser equipment, innovative cold arc plasma machine and several other injectable equipment & beauty machines, client list of over 2400 loyal customers and operates within approximately 2,150 SF clinic. The current lease, attractively priced at \$5,540 per month including the op-cost, has 2 years remaining plus a valuable 5-year option to renew. The space features eight rooms, three of which are being leased out and a consistent source of rental income, a staff room, a storage area, two washrooms, a front office area, and is currently staffed with an experienced nurse injector and a medical director allowing for continuity of operations. Ideal for an owner-operator or investor seeking entry or expansion in the aesthetics and medical spa sector.