

10123 121 Street, Edmonton

Turn-Key Salon



PROPERTY DETAILS

Address:	10123 121 Street NW
Zoning:	DC (20989)
Total Size:	Approximately 800 SF (+/-)
Lease Rate:	Contact kevin@aicrecommercial.com
Possession:	May 1st, 2026
Client and tenant parking available	



PROPERTY HIGHLIGHTS

- New private studio with street front access from 121 Street
- Located at the high exposure intersection of 121 Street and Jasper Avenue in the Oliver/Downtown area
- As part of District Studios, amenities include 24/7 secure member access, Wi-Fi, free laundry, common washrooms & staff lounge and free reserved parking for clients.
- Excellent space for beauty and wellness business such as; Hair salon, Nail salon, Laser skin care, Cosmetics services, Medi spa including injectables and fillers, Aesthetics based business, Brows and more



**About District
Studios**



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Disclaimer: This floorplan is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and should not be relied upon as exact or precise.



PROPERTY PHOTOS

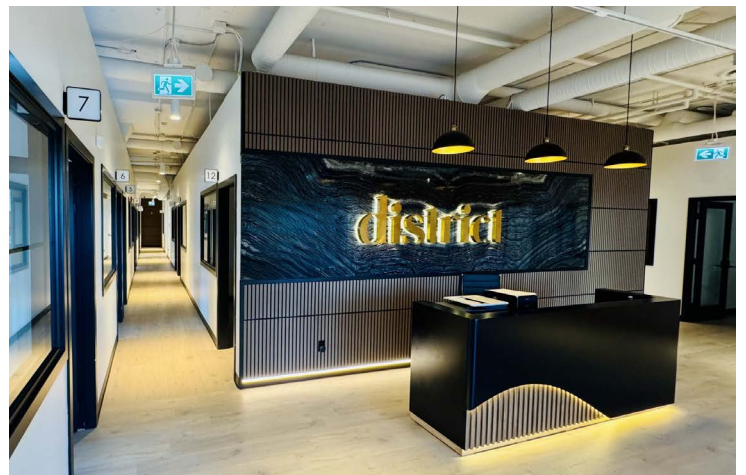
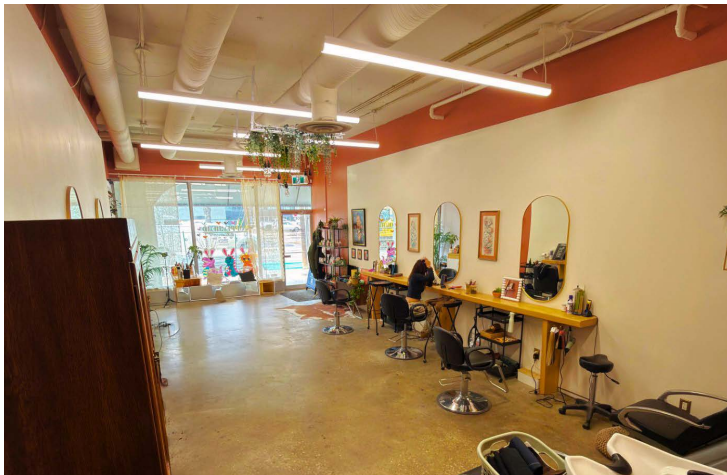
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Properties features:

 HIGH CEILING

 PARKING

 PRIVATE ENTRANCE





- **Prime Location:** Situated at the intersection of 121 Street and Jasper Avenue, one of Edmonton's most prestigious and vibrant streets.
- **High Visibility:** Excellent exposure to both vehicle and foot traffic
- **Future Developments:** Ongoing and planned developments in the area promise growth and increased property value.
- **Central Business District:** Located near the heart of Edmonton's downtown, offering proximity to major business and financial institutions.
- **Diverse selection of restaurants, cafes, and bars.**
- **Access to River Valley Parks,** including walking and biking trails and excellent transit connections with multiple bus routes and the nearby LRT Stations.

 **AREA INCOME**
(within 5kms)

- Average household income of \$93,382

 **AREA POPULATION**
(within 5kms)

- 212,182 Residents
- 294,796 Daytime Population

 **VEHICLES PER DAY**

121 Street cross
Jasper Avenue: 22,300



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