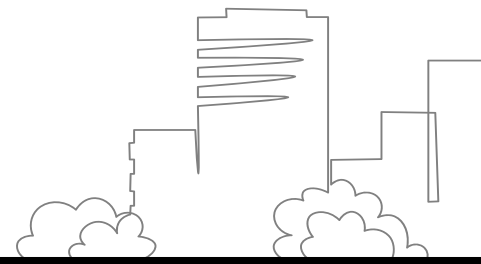


MEDICAL SPA WITH LASER AND SKINCARE SERVICES

LOCATED IN SOUTH CENTRAL EDMONTON, ALBERTA



BUSINESS FOR SALE

THE OPPORTUNITY

A fantastic opportunity for a small entrepreneur to own a skin therapy business at a reasonable price in the heart of Park Allen. The second floor location has an abundance of natural light in South Central Edmonton.

The laser and skincare business was established in 2007 and incorporated the laser facial option since 2015. The owner has a large following of approximately 1500 customers.

The main services offered include: IPL services of Photo and Skin Rejuvenation, and Laser Hair Removal, Refreshing and Correcting Facials, Hydro-Microdermabrasion, Signature Hydro Facial, Dermaplaning, Dermaroller® Microneedling, Pigmentation & Discoloration Removal and Skincare Consultation.

There is only one laser practitioner working full time in the main room, full laundry/wet sink room, coffee/lunch area plus storage. Free parking for customers.

POTENTIAL TO EXPAND

There is an area in the space for up to 2 more facial, laser, injectionists, lash & brow or permanent make-up practitioners in the same location though hair & nails are EXCLUDED from the City of Edmonton business license.

Carla Voss, BA (ADV)
Vice President | Investment & Industrial Sales/Leasing
P: 780 818 7118 E: carla@hcrgroup.ca



HUGHES
COMMERCIAL
REALTY GROUP

www.hcrgroup.ca

FOR SALE | MEDICAL SPA WITH LASER & SKINCARE BUSINESS

MUNICIPAL ADDRESS

201, 7104 - 109 Street NW
Edmonton, Alberta



ZONING

MU - Mixed Use

CLICK FOR
CURRENT
MU USES

SUBDIVISION

Park Allen

UNIT SIZE

± 885 SF of second floor office/retail

TYPE

Sublease of space to operate MediSpa or a new head lease for another business use

AVAILABLE

Immediately

PARKING

Random and free in east parking lot

SIGNAGE

Free on windows and on the pylon fronting 109 Street

ASKING GROSS RENT

\$30.50 per SF or \$2,250 per month + GST

Includes: basic rent, building insurance, property taxes, property management, parking lot rent, HVAC maintenance & common area maintenance, snow removal, garbage and all utilities (power, water/sewer, gas). - excluding internet/telephone.

HEAD LEASE TERM EXPIRY

September 30, 2027



ASSET SALE DETAILS

ASKING PRICE

\$115,000

CASH FLOW

Undisclosed

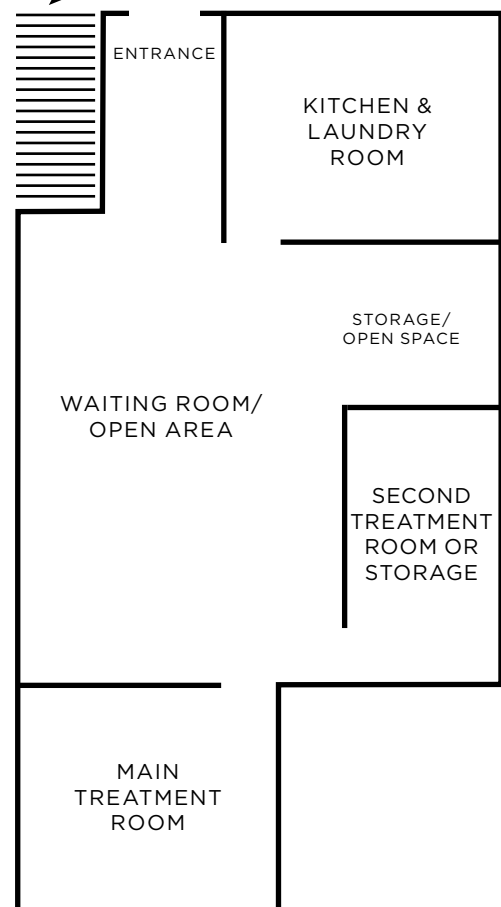
FINANCIALS

Available for serious enquiries only with a signed NDA

Full asset sale includes client list, inventory of equipment, skin products, chattels & décor and accessible with a signed NDA. Please do not approach owner/staff directly.

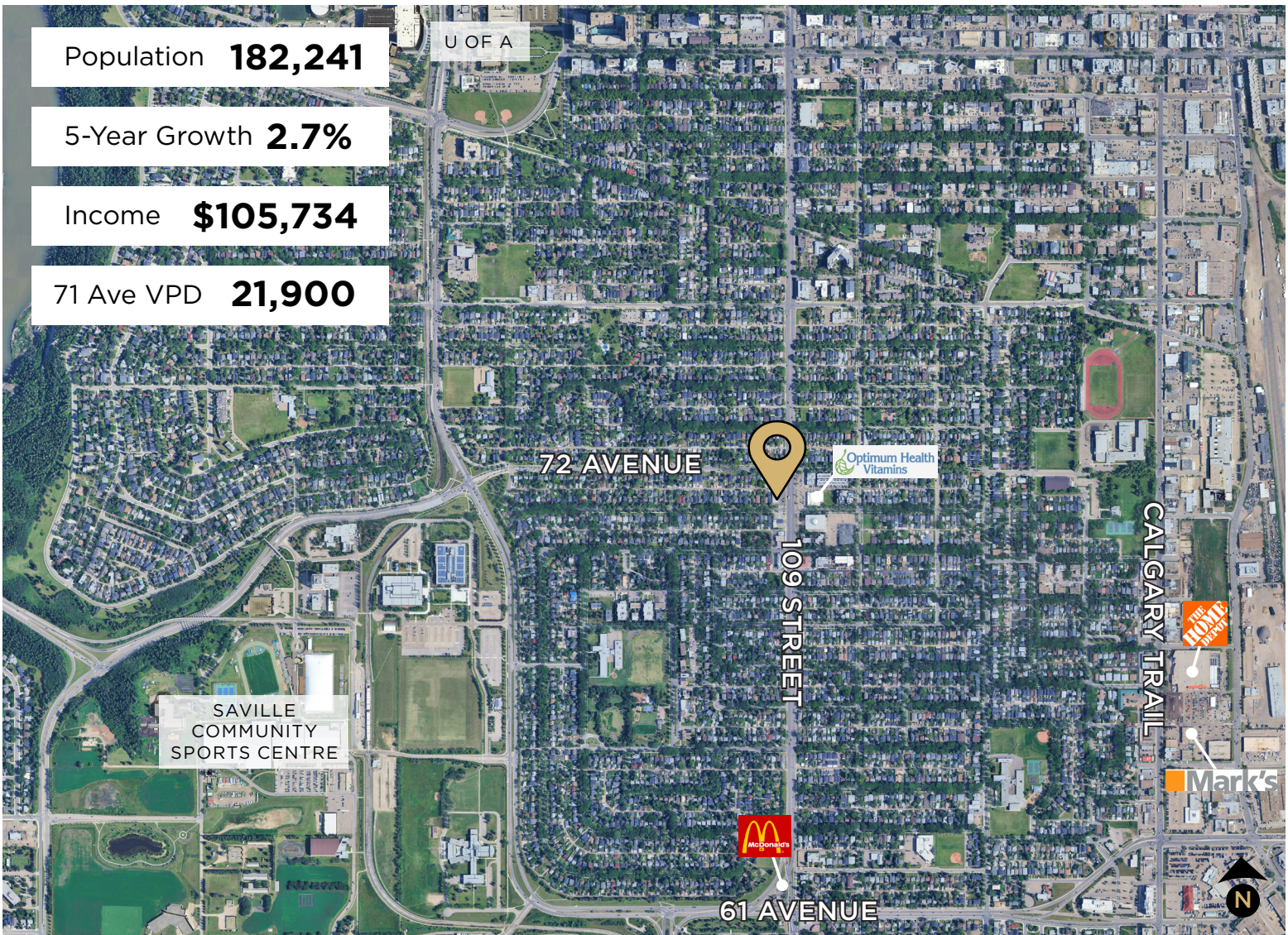
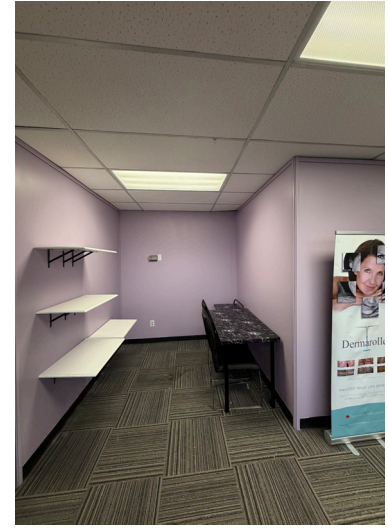
FLOOR PLAN

SECOND FLOOR STAIRWAY
(COMMON AREA)



ALL MEASUREMENTS AND LAYOUTS ARE APPROXIMATE,
NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.

FOR SALE | MEDICAL SPA WITH LASER & SKINCARE BUSINESS



The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser.

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