

# \$629,000 - 12856 97 Street, Edmonton

MLS® #E4423292

**\$629,000**

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	\$629,000
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	157
Zoning	Zone 01

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 4th, 2025 at 11:02am MDT