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## TURNKEY OPPORTUNITY TO ACQUIRE A WELL-ESTABLISHED AESTHETICS CLINIC IN EDMONTON OFFERING LASER,...



Commercial Real Estate > Commercial Property for Lease



**Location**  
Edmonton, Alberta



**Listing ID:**  
33813


**MLS ID:**  
A2282613

**\$370,000**



 **JAZZ GOGIA**  
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 Edmonton , Alberta

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 122	<b>Lease Amount</b> 5540.00
<b>Lease Frequency</b> Monthly	<b>Year Built</b> 2001	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Building Area (Sq. Ft.)</b> 2150.00
<b>Building Area (Sq. M.)</b> 199.74	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b> Call Lister		

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.

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