

# \$79,000 - 123, Airdrie Airdrie, Airdrie

MLS® #A2090461

**\$79,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

East Lake Industrial, Airdrie, Alberta

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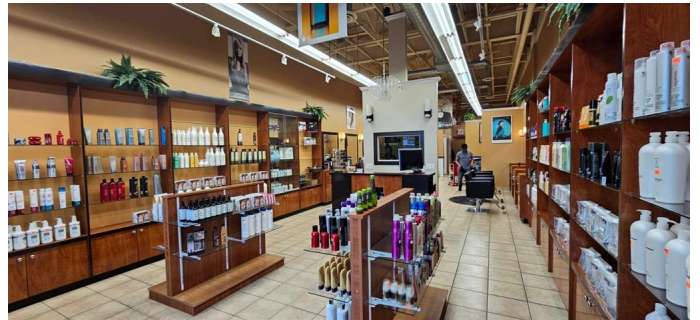
Airdrie, a city in Alberta, Canada, is one of the fastest-growing municipalities in the country.

According to the City of Airdrie, the population has increased by 26.8% since 2016, and it is predicted to have a constant growth of two to four percent each year.

The city has also seen a 22% increase in business licenses issued over five years and a 44% increase, in employment from 2016-2022.

Airdrie's growth continues to create ideal conditions for businesses and investors to thrive. As one of the fastest-growing cities in Canada, its population is expected to grow by 38% over the next 10 years

This Hair & Nail is in a central commercial prime location, within walking distance to all



amenities such as Safeway supermarket, restaurant, gas stations, schools, and many businesses surrounding this business. The 1228-square-foot salon is fully equipped with modern amenities and has a welcoming ambiance that makes clients feel comfortable and relaxed. The salon offers a wide range of services including cuts, coloring, styling, and more. 6 haircut stations, 2 hair dryers, 1 facial room. Many beauty products such as shampooing, color, and facial cream is available to regular customers. The lease agreement term is good till Dec 2025. With an option to renew.

Operation from 10 am to 6:00 pm daily.

This is an excellent opportunity for someone who is passionate about the beauty industry, hair, and nail service and wants to take over an established business. With its prime location and loyal customer base, this salon has the potential to grow even further under new ownership. Don't miss out on this opportunity to own your own hair salon in Airdrie. Contact us today to learn more about this exciting business opportunity. Arrange the appointment today for a private showing.

Built in 2000

**Essential Information**

|            |            |
|------------|------------|
| MLS® #     | A2090461   |
| Price      | \$79,000   |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2000       |
| Type       | Commercial |

|          |          |
|----------|----------|
| Sub-Type | Business |
| Status   | Active   |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 123, Airdrie Airdrie |
| Subdivision | East Lake Industrial |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4B 3J7              |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2023 |
| Days on Market | 722                |
| Zoning         | C1                 |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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