

**105, 10134 97 Avenue
Grande Prairie, Alberta**

MLS # A2103380



\$335,000

Division: Central Business District

Type: Business

Bus. Type: Barber/Beauty

Sale/Lease: For Sale

Bldg. Name: Grande Central 103

Bus. Name: STATIX HAIR DESIGN

Size: 1,017 sq.ft.

Zoning: CC

Heating: Forced Air, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Asset list available for inclusions available to serious inquiries only.

Welcome to a unique opportunity that puts you in control of your business's destiny. Own not just your commercial condo space, but the entire business and all its assets. With this exceptional package, you can take charge of your future. 1017 sq ft main floor unit located in the downtown core on the east side of Grande Central with an abundance of parking for customers and staff. STATIX HAIR DESIGN has been IN OPERATION FOR OVER 21 YEARS providing a comprehensive range of salon services and professional products. A trusted and beloved destination for everyone's hair and beauty needs. Functional design features a welcoming waiting room, trendy reception area with product display, 6 hair stations, 5 hydraulic chairs, and 3 wash basins to accommodate multiple clients at once. Includes a curtained-off area for private treatments, a separate back room for special services, staff/laundry area and a spacious 2 pc bathroom. Take advantage of the existing online community with an established website and active social media platforms. Salon equipment,, inventory, furniture and decor is all included. Everything you need to run your very own successful salon! Owner improvements in the interior are evident & extremely well maintained. FANTASTIC VALUE WITH REPLACEMENT COST FAR EXCEEDING. Condo fees are \$531.54/mo. and include property management, snow removal/yard maintenance, garbage, and exterior decor. CLICK MULTIMEDIA FOR FULL VIDEO! Financial information available to serious inquiries only after completing an NDA.