



FOR LEASE

OPTION TO PURCHASE CONDO

\$3,737/MO

Academy Parking

Academy Place
1102 sq.ft Main Floor

COMMERCIAL UNIT FOR LEASE: OPTION TO PURCHASE

11520 100 Ave NW, Edmonton, Alberta

Property Highlights

An exceptional commercial opportunity in Edmonton's highly sought-after Oliver District. Lease of Condo includes all remaining Assets of Applauze Hair Salon Business. Landlord will provide option to purchase condo within the lease. Currently operating as a hair salon, the space can also be used for office or retail purposes.

This 1102 Sq.ft main-floor condominium is located within Academy Place, a mixed-use development featuring professional offices and restaurants. This corner location with large Windows, high traffic count is the cornerstone of 100 Ave walking distance to all amenities. Unit has its own Air Conditioning. Lease of \$3,737 per month includes all utilities, condo fees, insurance and property taxes. Zoned DC1, the property supports a variety of business uses and benefits from a highly visible corner location with strong pedestrian and vehicle traffic. Surrounded by high-rise residences and just one block from Grant Notley Park and the River Valley, the area offers consistent foot traffic and long-term appeal.

The lease includes an assigned parking stall, and Parkade offers additional client parking. Lease of condo unit can be used for various other businesses.

Legal Address	Condo Plan 7620380, Unit 4
Sale Price	\$175,000
Lot Size	± 0.48 Acres
Unit Size	1102 Sq.ft
Year Built	1969
Zoning	DC1 - Direct Development Control
Parking	1 Exclusive Stall Included
Condo Fees	\$2,198.32 INCLUDES ALL UTILITIES
Property Taxes	\$6,290.89 (2025 Actual)



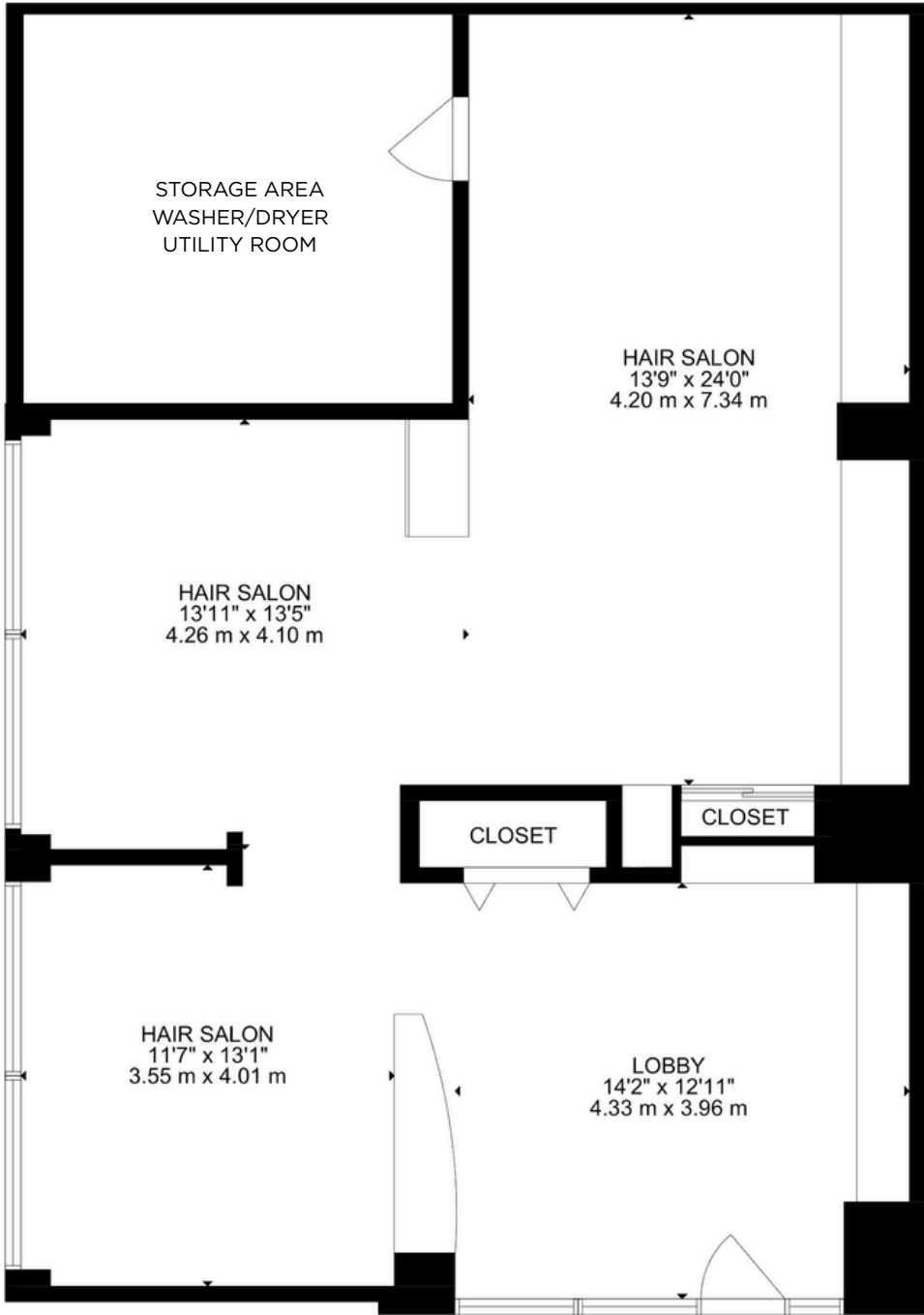
[Photo Gallery](#)

JUDITH RIMMER, Vice President

(780) 405.9333 jrimmer@remaxexcellence.com

REMAX
Excellence **REMAX**
COMMERCIAL

SITE PLAN



GROSS INTERNAL AREA
TOTAL: 1102 SQ FT, 102 m²

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



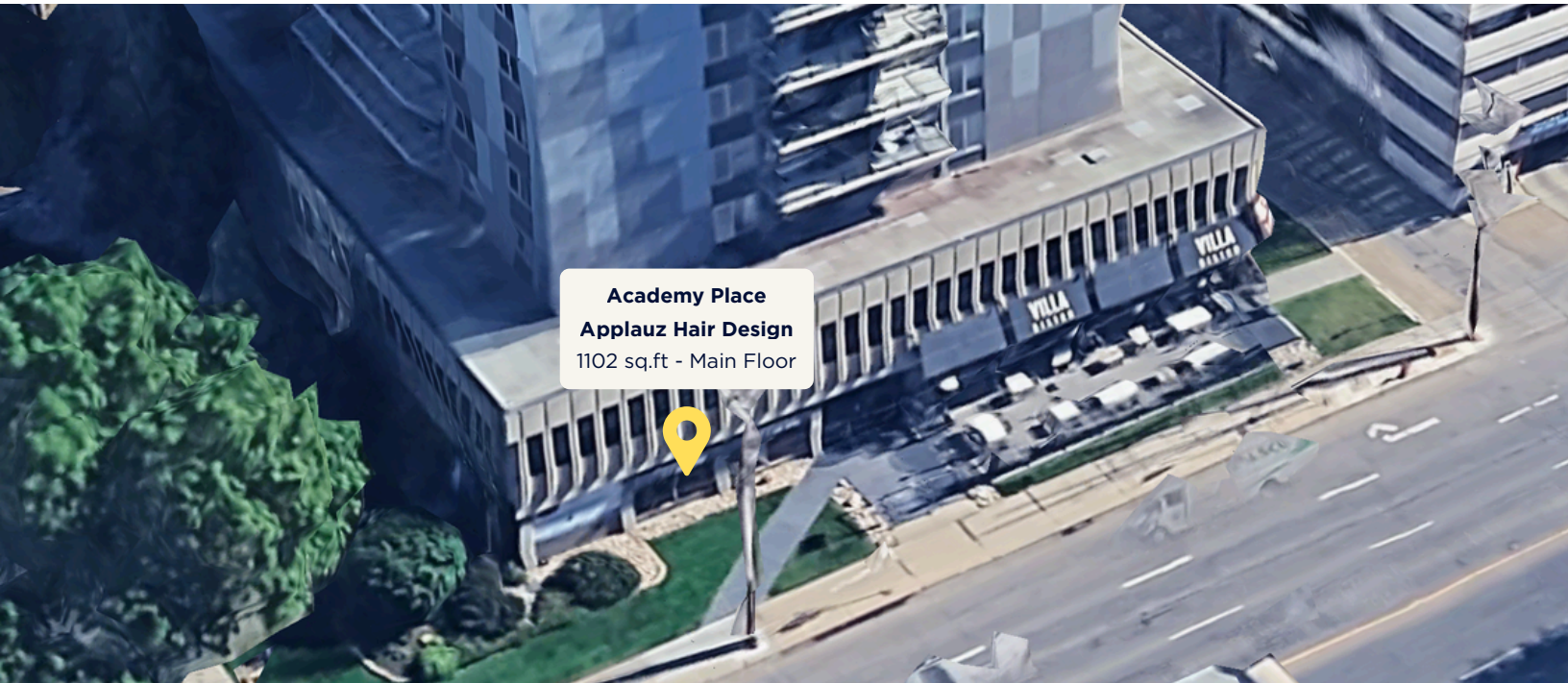
ACCESS:

Government ETS Station	12 Minute Walk	1.2 KM
Corona ETS Station	14 Minute Walk	1.3 KM
Bay Enterprise Square ETS Station	19 Minute Walk	1.7 KM
University ETS Station	7 Minute Drive	4.7 KM
Edmonton VIA Rail Canada	8 Minute Drive	5.4 KM





Academy Place
1102 sq.ft - Main Floor



Academy Place
Applauz Hair Design
1102 sq.ft - Main Floor

CONTACT:

JUDITH RIMMER

Vice President | Investments - Multifamily, Land, & Business Sales

📞 (780) 405.9333

✉️ jrimmer@remaxexcellence.com



This brochure is for general informational purposes only. No warranty is made regarding the accuracy of the information, which is subject to errors, omissions, price changes, and withdrawal without notice. 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 should be independently verified by the Purchaser/Tenant. REMAX Excellence independently owned and operated, and shall not be held liable for any loss and damages arising from information provided in this brochure. Stats are subject to change; please call for more information. 201, 5607 - 199 Street, Edmonton, AB T6M 0M8