



# 850 SF Turn-Key Salon Unit Available

[VIEW ONLINE](#)

## COMMERCIAL SPACE FOR LEASE | #134 5211 - 50 Street Stony Plain, AB

Experience the premiere location to do business in the heart of Stony Plain. Barth & Gosset Manor, situated in the center of the retail and commercial district downtown, is the perfect place for customer oriented services. Our available unit provides a perfect turn-key opportunity for your next hair, nail salons, and other aesthetic business.

With a community boasting an annual growth rate of 2.8% and servicing a surrounding population of over 60,000 people, Barth & Gosset in Stony Plain is the place for your next business.

### Features include:

- 14' ceiling height and large south facing windows
- Ample street parking and underground options
- Washroom, office area, storage and laundry space
- Key location along high traffic area
- Natural foot traffic from adjoining residential apartment complex

### LEGAL ADDRESS

Plan 1022306 ; Unit 5

### ZONING

CB (Central Business District)

### SQUARE FOOTAGE

850 sq. ft. of available space

### OCCUPANCY

Immediately

### NET BASE RENT

From \$14 per sq. ft.

### OPERATING COSTS

\$7.50 per sq. ft.

### TENANT IMPROVEMENTS

Negotiable

**JAFFER**  
REALTY

## UNIT INFORMATION

The available unit provides 850 sq. ft. of prime retail space ready for salon and aesthetic services. Featuring multiple stations for technician work, separate wax room, and ample storage and laundry space for a functional working area. South facing windows allow for natural light to illuminate your business during the daytime.

- Storage/laundry area
- Waxing room
- Washroom
- Office space in back
- Wheelchair accessible
- Secure building access

## LOCATION & AMENITIES:

Downtown Stony Plain has undergone a sweeping revitalization over the past decade. New additions such as a public library have symbolized the town's direction towards communal sustainability and the many local boutique shops embody the traditional and historic charm of the town.

The true appeal lies in the bustling local commerce trade and sense of community among its residents. Nearby residential neighbourhoods provide plenty of exposure from a surrounding population to provide substantial foot and vehicle traffic.



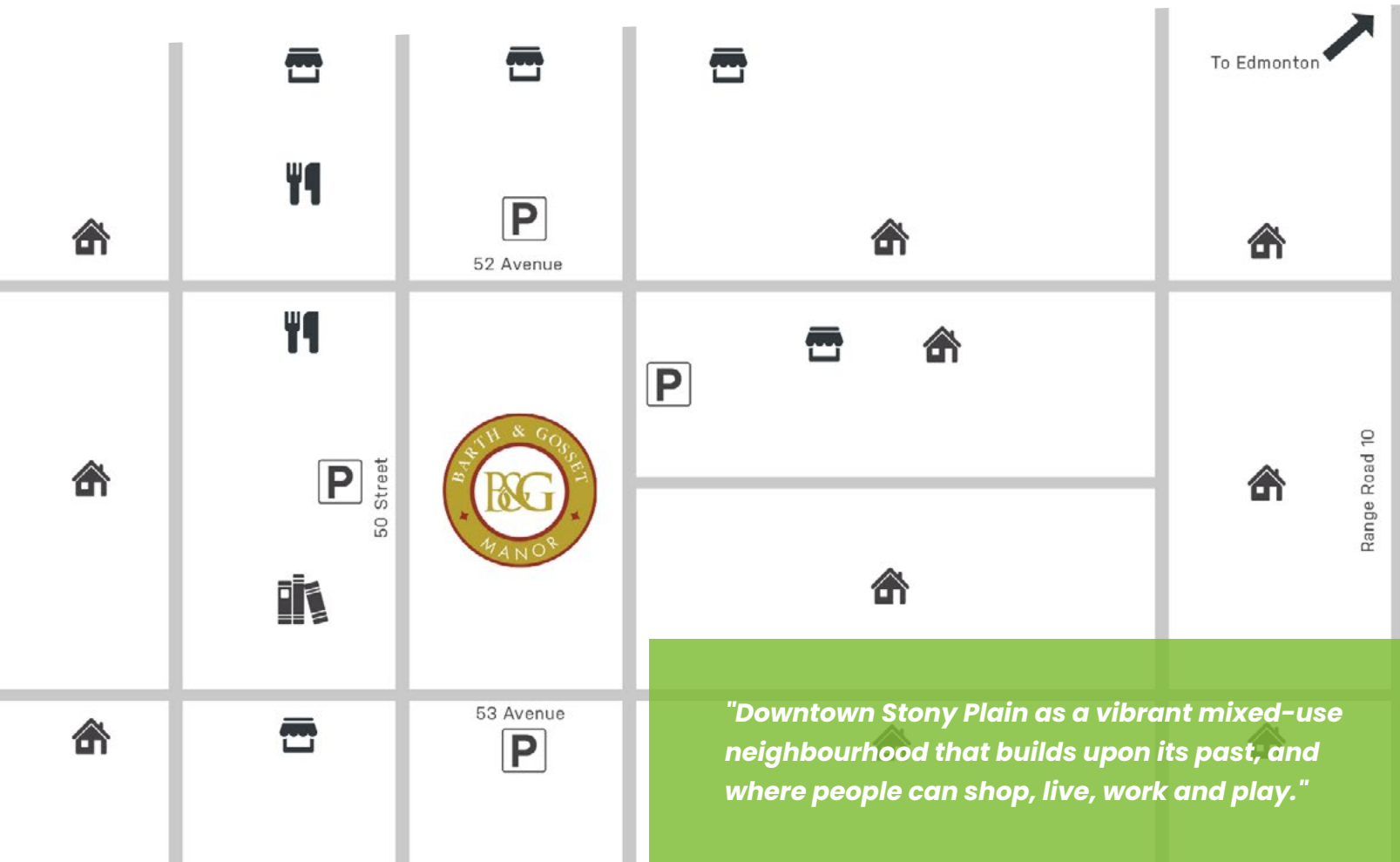
**Communities**  
15-30 minutes away from nearby communities and the City of Edmonton



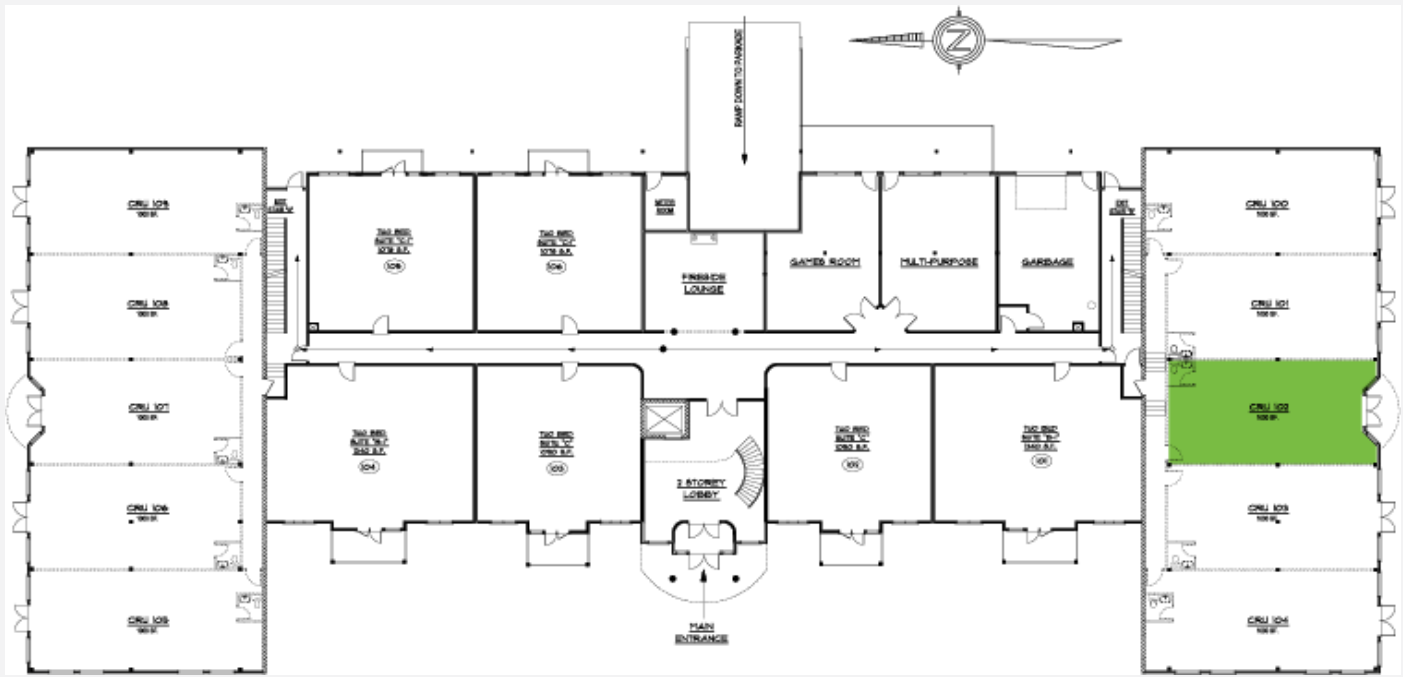
**Parking**  
Plenty of parking options in surrounding area and underground



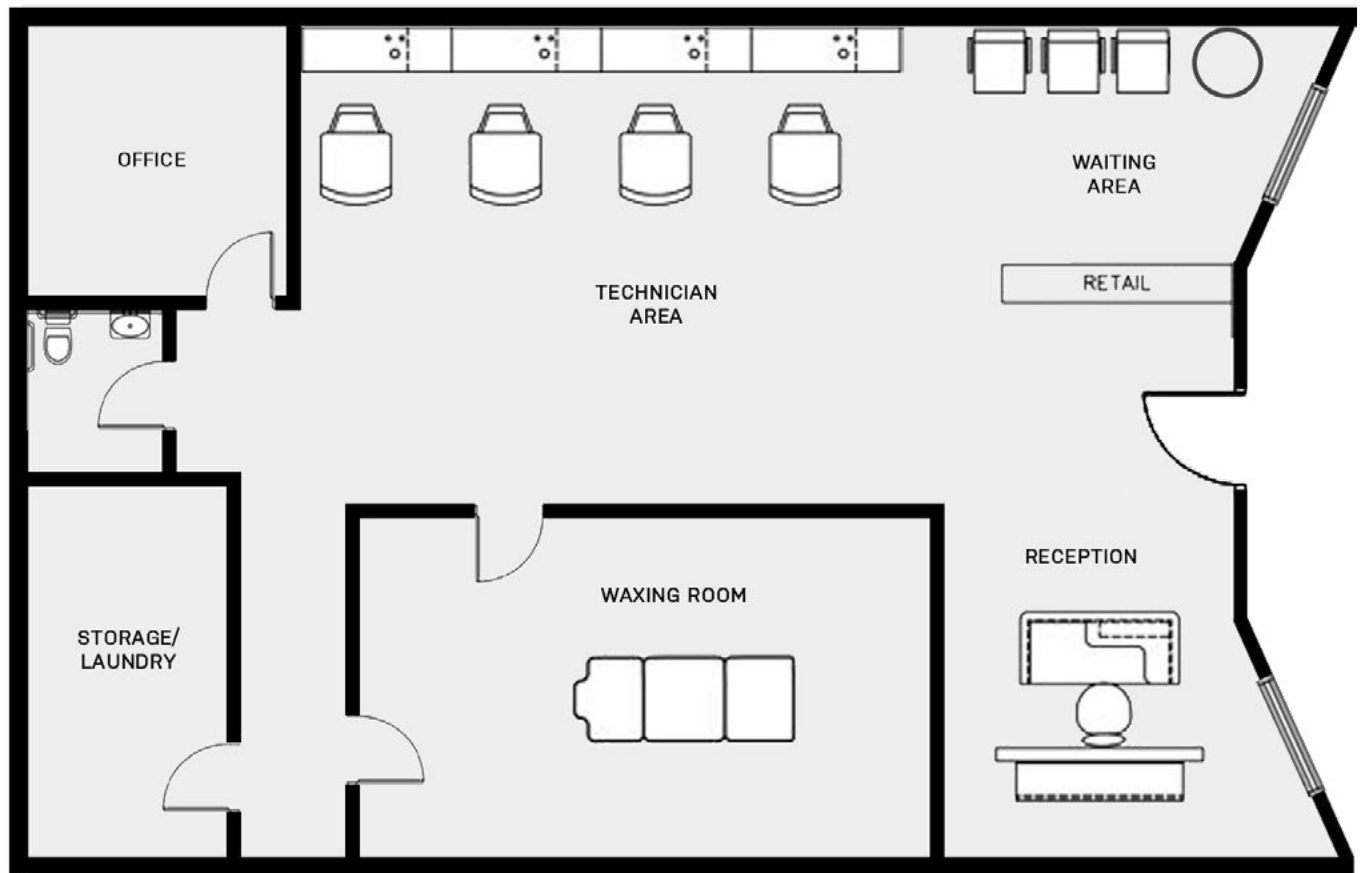
**Exposure**  
25,000 average weekly traffic through Parkland Country



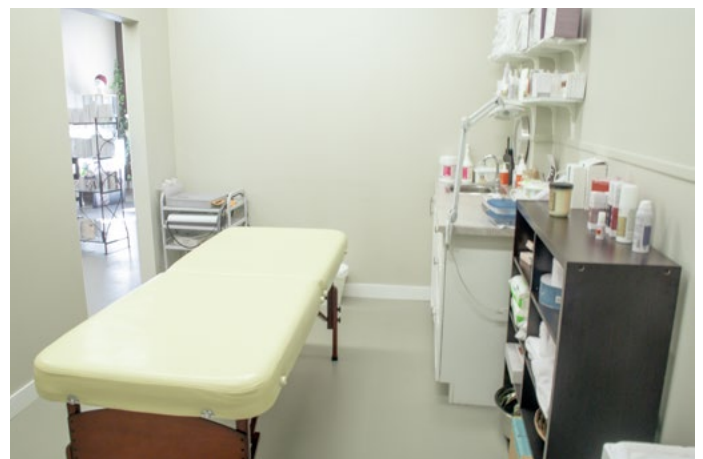
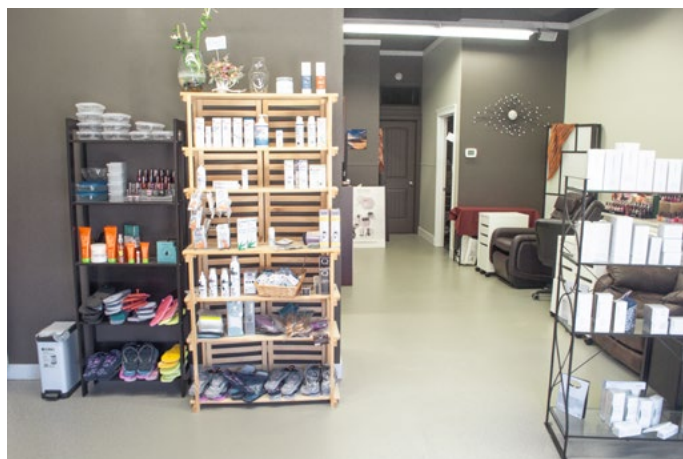
*"Downtown Stony Plain as a vibrant mixed-use neighbourhood that builds upon its past, and where people can shop, live, work and play."*



Barth & Gosset Main Floor



Unit #134 Floor Plan



Interior

FOR LEASE | #134 - 5211 50 Street, Stony Plain, AB

THE  
**JAFFER**  
BUILDING

## CONTACT US

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ACCELERATORS.**

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REALTY