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A19, 5240 45 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Lacombe, Alberta


Listing ID:
30742


MLS ID:
A2225158

\$85,000



 **JAMES WYSZYNSKI**
 (403) 350-1203

 Royal LePage Network Realty Corp.
 403-346-8900

 A19, 5240 45 Street , Lacombe , Alberta T4L 2A1

Transaction Type For Sale	Days On Market 4	Zoning C5
Subdivision Downtown Lacombe	Building Type Commercial Mix	Year Built 1982
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Retail
Legal Plan RN 1A/-/-	Building Area (Sq. Ft.) 614.00	Building Area (Sq. M.) 57.04
Inclusions Nil	Restrictions None Known	Reports Call Lister

Take advantage of this exceptional opportunity to own and operate a fully established health store in a prime retail setting. Located in a mall with excellent visibility and easy accessibility, this business benefits from ample on-site parking and consistent customer traffic. Surrounded by residential condos, established businesses, and major anchor tenants—including a popular steakhouse and two well-known fast-food chains—this location ensures a steady and diverse customer base. Key Highlights: Turnkey Operation: Fully operational with an existing lease in place—step in and start earning from day one. Strategic Location: Situated in a high-traffic mall, ideal for maximizing walk-in customers. Extensive Inventory: Wide range of vitamins and supplements tailored to meet daily wellness needs and niche health goals. Established Vendor Network: Sale includes all shelving/display units and a comprehensive vendor list to maintain seamless supply. Growth Potential: Strong foundation for continued expansion under new ownership. Whether you're looking to be your boss or expand your business portfolio, this is a ready-made opportunity with proven appeal. Don't miss out—schedule your viewing today.

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