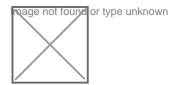


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A19, 5240 45 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationLacombe, 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

Zoning C5

Subdivision

Downtown Lacombe

Building TypeCommercial Mix

Year Built 1982

Structure Type

Mixed Use

Property Type Commercial **Property Sub Type**

Retail

Legal Plan

RN 1A/-/-

Building Area (Sq. Ft.)

Building Area (Sq. M.)

57.04

Inclusions

Nil

Restrictions
None Known

614.00

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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