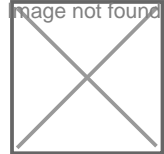


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

136 49 AVENUE W FOR LEASE

Commercial Real Estate > Commercial Property for Lease

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Location
Claresholm, Alberta



Listing ID:
34446

MLS ID:
A2286822

\$149,900



 **Wael Dleikan**
 (403) 393-0187

 **REAL BROKER**
 1855-623-6900

 136 49 Avenue W, Claresholm, Alberta T0L 0T0

Transaction Type For Lease	Days On Market 69	Lease Amount 1640.00
Lease Frequency Monthly	Lease Term None	Lease Term Remaining 15
Sub Lease 1	Zoning C1	Subdivision NONE
Year Built 1984	Structure Type Retail	Property Type Commercial
Property Sub Type Business	Building Area (Sq. Ft.) 2286.00	Building Area (Sq. M.) 212.37
Inclusions View List	Restrictions None Known	Reports None

Turn-Key Fitness Center located in a welcoming Town Great opportunity to own a fully operational gym in a nice, welcoming community with strong local support. This established fitness center features a loyal membership base and consistent recurring revenue. The sale includes all equipment, furniture, and fixtures, along with membership management, billing, and security systems—allowing for a seamless transition and immediate operation from day one. With manageable overhead, limited competition, and growth potential through personal training and group classes, this is an ideal opportunity for an owner-operator or investor seeking a stable, community-focused business.

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