



**A19, 5240 45 Street , Lacombe, Alberta - \$45,000**



Main Photo

## Property Description

Business for sale with lease. 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. Stock is not included in the business price stock is negotiable. The lease rate is \$ 1,224.93, monthly, which includes NNN.

## REALTOR Referral

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