

# **\$85,000 - A19, 5240 45 Street, Lacombe**

MLS® #A2225158

**\$85,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown Lacombe, Lacombe, Alberta

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.

Built in 1982

## **Essential Information**



MLS® #	A2225158
Price	\$85,000
Bathrooms	0.00
Acres	0.00
Year Built	1982
Type	Commercial
Sub-Type	Retail
Status	Active

### Community Information

Address	A19, 5240 45 Street
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 2A1

### Additional Information

Date Listed	May 27th, 2025
Days on Market	42
Zoning	C5

### Listing Details

Listing Office	Royal LePage Network Realty C
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