

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

MLS® #A2257612

**\$45,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown Lacombe, Lacombe, Alberta

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.



Built in 1982

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2257612   |
| Price      | \$45,000   |
| 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    | September 17th, 2025 |
| Days on Market | 52                   |
| Zoning         | C5                   |

## Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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