

\$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

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

Additional Information

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| Date Listed | May 27th, 2025 |
| Days on Market | 81 |
| Zoning | C5 |

Listing Details

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| Listing Office | Royal LePage Network Realty C |
|----------------|-------------------------------|

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