



GRASSROOTS
REALTY GROUP

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**A19, 5240 45 Street
Lacombe, Alberta**

MLS # A2257612



\$45,000

Division:	Downtown Lacombe
Type:	Retail
Bus. Type:	Health Food,Health Services
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	Health Hut
Size:	614 sq.ft.
Zoning:	C5

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: Nil

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

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.