

\$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	55
Zoning	C5

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.