



GRASSROOTS
REALTY GROUP

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**E33a, 260300 Writing Creek Crescent
Balzac, Alberta**

MLS # A2335432



\$270,000

Division: NONE

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 145 sq.ft.

Zoning: C

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: The Seller will provide the equipment & chattel list.

Why pay a rent? This is very profitable and a rare opportunity to own a property with business in New Horizon Mall! This Korean cosmetic store is extremely profitable and easy to operate. The current owners have been operating this business for 8 years and they are making an excellent profit. The operation hour is relatively short, 1:00 p.m. ~ 7:00 p.m.(weekdays) and 12:00 ~ 7:00 p.m. (Sat), 12:00 ~ 6:00 p.m.(Sun). This shop is specialized in selling Korean cosmetic products and have lots of regular clientele. The Korean beauty products and this skin care industry are getting popular everyday, so there are a great potential to increase revenue and profit. The listing price includes business and property (condo bay), you do not have to worry about the rent fee. The condo fee and the property taxes are very reasonable. Please do not miss this rare opportunity to own a Property and Business!