

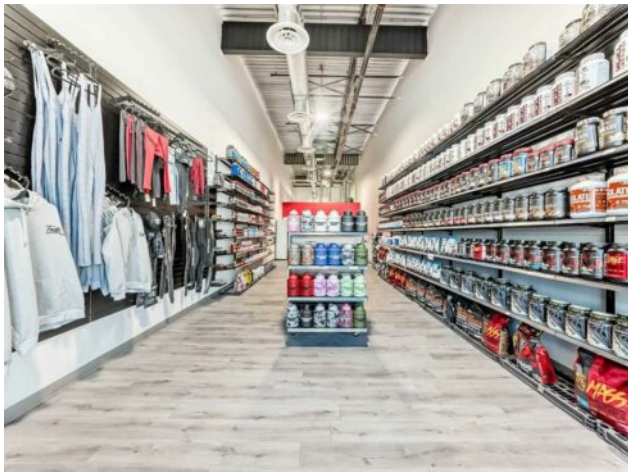


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2 Supplement Stores Calgary, Alberta

MLS # A2206445



\$299,999

Division: Stonegate Landing.

Type: Business

Bus. Type: Fitness, Health Food

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,100 sq.ft.

Zoning: I-C

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.27 Acre

Sewer: -

Lot Feat: -

Inclusions: \$40,000 of inventory included per store. Inventory count to be done prior to possession.

This is a RARE opportunity to own TWO high-performing supplement stores located right next to Calgary's two largest gyms resulting in exposure to almost 20,000 gym members. With an established customer base of fitness enthusiasts, athletes, and health-conscious consumers, this business is perfectly positioned for consistent sales and long-term growth. The business has proven cash flow, high profit margins, in a prime location, with growing market demand and a strong asset base. Possible franchising opportunities available as well. Priced to sell, shown price is total for both stores.