

## 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.