

**1, 4801 63 Street  
Lacombe, Alberta**

**MLS # A2272281**

**\$89,000**



**Division:** Bruns Park

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,400 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Ask for the List B

Hugely Profitable Business with Excellent Growth Potential This well-established and highly profitable business offers significant room for further growth. Strategically located with near-direct access to Highway 2, it benefits from exceptional visibility and convenience. The business boasts a large, loyal, and captive customer base, making it an ideal opportunity for savvy investors or owner-operators. Operating costs are very affordable, and the asking price reflects strong value. Please note: Inventory is not included in the asking price.