# \$65,000 - N/A, Edmonton

MLS® #E4437097

## \$65,000

0 Bedroom, 0.00 Bathroom, Business on 0.00 Acres

Anthony Henday South, Edmonton, AB

Turnkey vape shop for sale in a busy commercial plaza in Beaumont, AB. Surrounded by strong anchors including a daycare, gas station, Tim Hortons, and a liquor store, this 1,831 sq. ft. retail unit offers excellent visibility and consistent foot traffic. Located directly across from a school in one of Beaumont's fastest-growing communities, it's an ideal spot for a retail business. The store features a modern layout with a main storefront, private office, washroom, kitchen, and back storage area. Low rent and Lease takeover available. Sale includes all display fixtures, inventory, and leasehold improvementsâ€"just step in and start operating. A perfect opportunity for owner-operators or investors looking for a low-hassle retail venture in a high-demand area. Expand your product line or keep the proven model in place. Serious inquiries only. NDA will be required prior to sharing financial and other information.

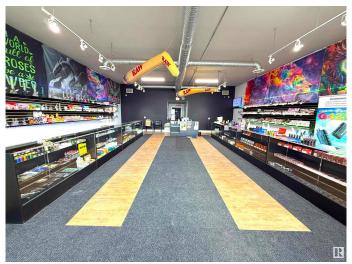
Built in 2010

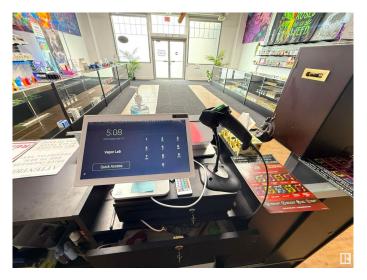
### **Essential Information**

MLS® # E4437097 Price \$65,000

Bathrooms 0.00 Acres 0.00







Year Built 2010

Type Business

Status Active

# **Community Information**

Address N/A

Area Edmonton

Subdivision Anthony Henday South

City Edmonton
County ALBERTA

Province AB

Postal Code T4X 0H5

### **Exterior**

Exterior Other
Construction Other

### **Additional Information**

Date Listed May 16th, 2025

Days on Market 31

Zoning Zone 16

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 7:17am MDT