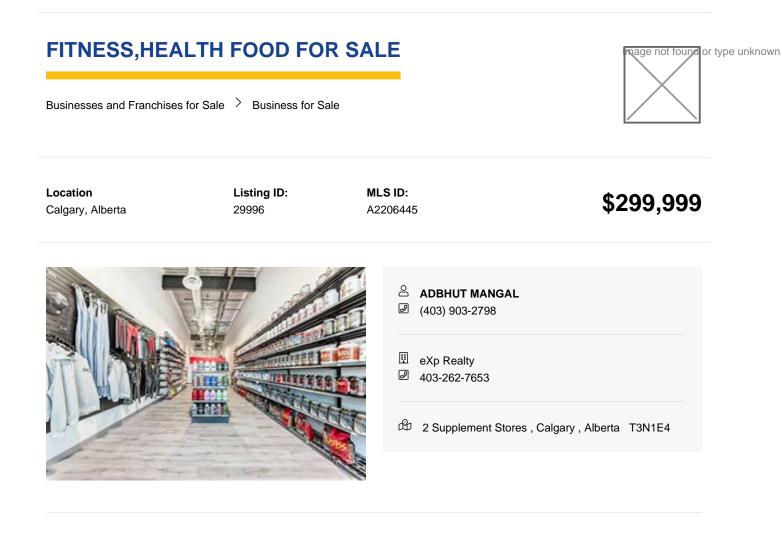


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Transaction Type	Days On Market	Business Type
For Sale	114	Fitness,Health Food
Zoning	Subdivision	Building Type
I-C	Stonegate Landing.	Retail
Year Built	Structure Type	Property Type
2017	Retail	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Business	1611140	1100.00
Building Area (Sq. M.)	Lot Size (Sq. Ft.)	Lot Size (Acres)
102.19	11840	0.27
Inclusions \$40,000 of inventory included per store. Inventory count to be done prior to possession.	Restrictions None Known	Reports Financial Statements,Formal Lease

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.

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