

## \$49,000 - N/A, Edmonton

MLS® #E4437097

**\$49,000**

0 Bedroom, 0.00 Bathroom,  
Business on 0.00 Acres

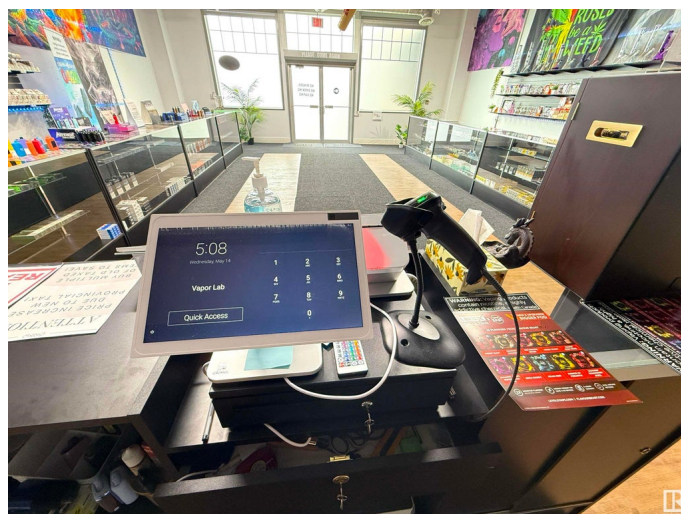
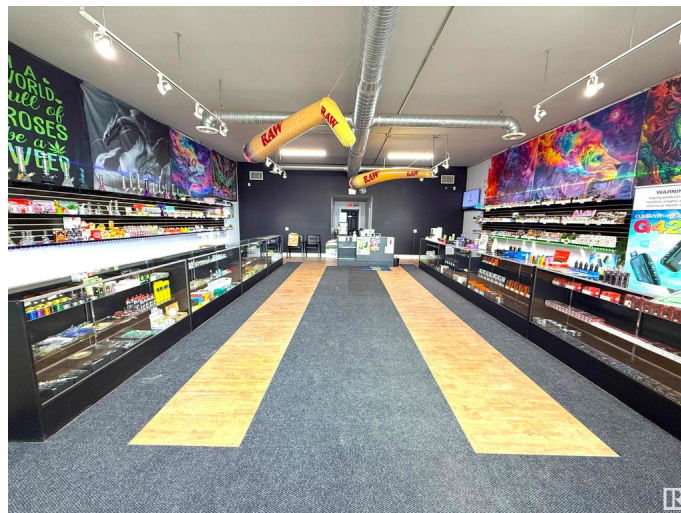
Anthony Henday South, Edmonton, AB

Turnkey vape shop for sale in a busy commercial plaza in Beaumont, AB. It can be continued as the vape store or turned into some other business, like a restaurant. 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 improvements—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	\$49,000



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	60
Zoning	Zone 16

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Listing information last updated on July 15th, 2025 at 6:17pm MDT