

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

MLS® #E4437097

**\$65,000**

0 Bedroom, 0.00 Bathroom,  
Business on 0.00 Acres

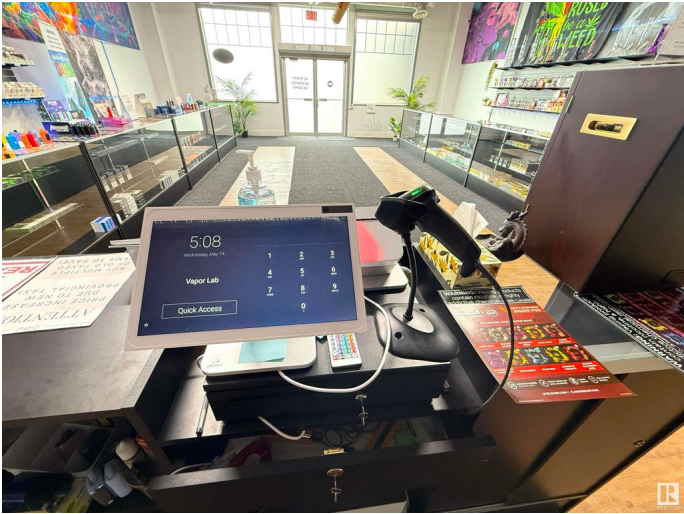
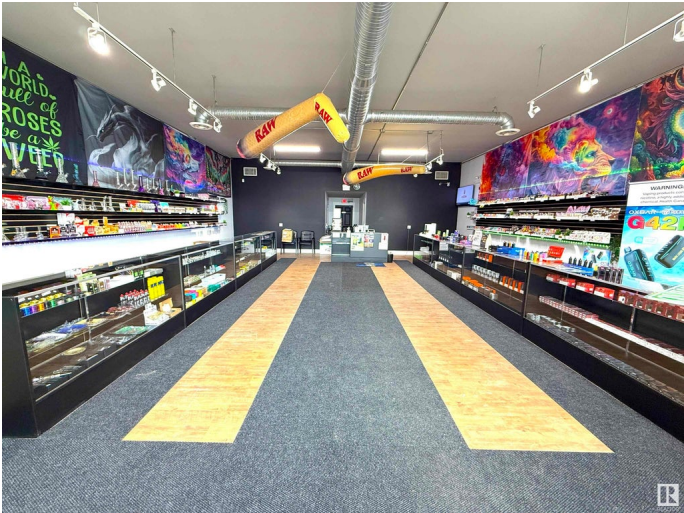
Anthony Henday South, Edmonton, AB

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 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     | \$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 | 45             |
| Zoning         | Zone 16        |

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Listing information last updated on June 30th, 2025 at 12:02am MDT