



PROPERTY HIGHLIGHTS

HOT IN LEDUC YOGA STUDIO

LOCATION:

#1, 5205-50 AVENUE, LEDUC, AB

BUSINESS FOR SALE

- LEDUC'S BUSIEST HOT YOGA STUDIO
- PROFITABLE AND ESTABLISHED BUSINESS OPPORTUNITY
- OPEN 7 DAYS A WEEK
- CONVENIENTLY LOCATED ON LEDUCS MAIN ARTERIAL ROAD - 50TH AVENUE ALLOWING EASY ACCESS TO QEII
- SITUATED IN A HIGH EXPOSURE SHOPPING CENTRE
- IDEAL USES INCLUDE: CROSSFIT, MARTIAL ARTS, YOGA AND DANCE STUDIOS

BUSINESS FOR SALE

HOT IN LEDUC YOGA STUDIO

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

PROPERTY INFORMATION

MUNICIPAL ADDRESS: #1, 5205-50 Avenue, Leduc, AB

TYPE OF PROPERTY: Retail

SIZE: 5,900 Sq.Ft (+/-)

POSSESSION: Immediate

PARKING: Ample parking on site

PURCHASE PRICE: Please contact Associate

NOTE: A confidentiality agreement must be completed prior to any lease details or financial information is presented at the discretion of the current ownership group and their Associate. The current ownership will consider all reasonable offers and terms.

ADDITIONAL DETAILS:

- Brand new HVAC and hot water tanks installed
- High ceilings through out approximately 14 feet
- Fully built-out as a yoga studio, including mens and womens locker rooms, two separate studios and staffroom with a full kitchenette

MORE INFORMATION

DAVID J. OLSON

SENIOR ASSOCIATE

RETAIL LEASING & BUSINESS SALES

Cell: 780.908.1650

Direct: 780.784.5356

Fax: 780.483.2277

david@lizotterealestate.com

KEVIN MURRAY

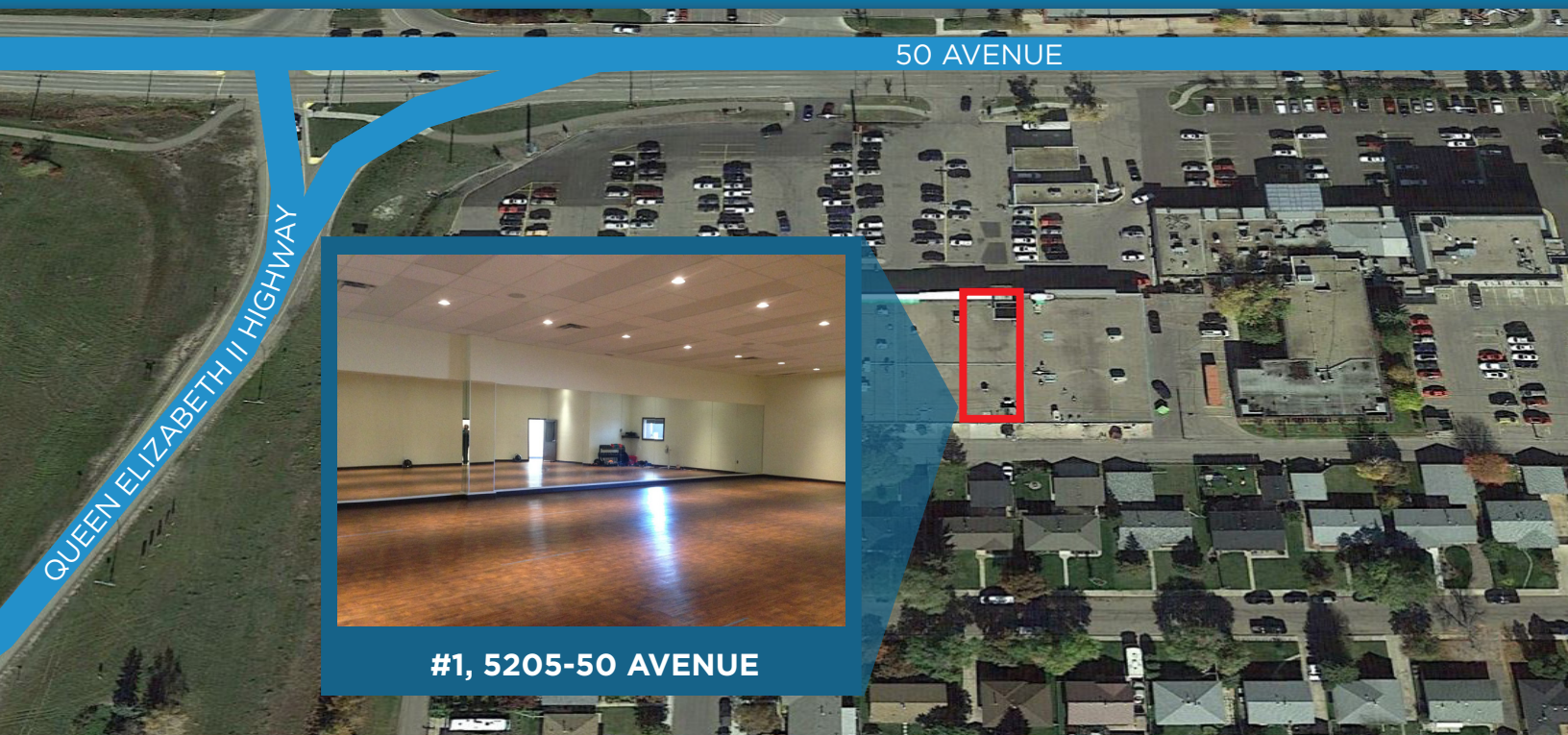
ASSOCIATE

Cell: 780.236.2838

Direct: 780.784.5357

Fax: 780.483.2277

kevin@lizotterealestate.com



#1, 5205-50 AVENUE

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

780.488.0888

WWW.LIZOTTEREAL ESTATE.COM

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#1201 10117 JASPER AVE. NW EDMONTON, AB T5J 1W8