



## Edmonton Alberta

\$119,000

--BUSINESS FOR SALE--Presenting a rare below-replacement-cost acquisition opportunity: a fully equipped, turnkey commercial wellness business offered at just \$119,000--a price that sits deliberately below the current market value of the included equipment, modern leasehold improvements, and setup costs (which independently exceed the asking price), meaning you are effectively acquiring hard assets at a discount to their tangible asset value while avoiding the typical six-figure capital outlay and months of construction delays associated with building out a comparable 21,100 sq. ft. medical, chiropractic, aesthetic, or massage clinic from scratch; this professionally modernized space currently features five dedicated treatment rooms, a washer and dryer for laundry efficiency, a private office for administrative work or client consultations, and a dedicated staff room, all complemented by revenue-generating clinical assets including professional hydraulic massage tables, a premium shockwave therapy machine (a high-demand, high-fee service generator), towel warmer, specialized stone heater, and numerous other ancillary items, all supported by a highly favorable below-market lease that minimizes overhead and maximizes immediate cash flow, allowing a licensed massage therapist, chiropractor, aesthetician, or medical professional to simply bring their certification, begin operations within days, and benefit from a dense residential location with strong foot traffic and ample parking--all at an entry price that represents a genuine asset arbitrage play in a stabilized, ready-to-operate package. (id:6769)

Listing Presented By:



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Royal Lepage Summit Realty



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