



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2267876**

**Calgary, Alberta**



**\$300,000**

|                    |              |
|--------------------|--------------|
| <b>Division:</b>   | Calgary      |
| <b>Type:</b>       | Business     |
| <b>Bus. Type:</b>  | Dry Cleaner  |
| <b>Sale/Lease:</b> | For Lease    |
| <b>Bldg. Name:</b> | -            |
| <b>Bus. Name:</b>  | -            |
| <b>Size:</b>       | 3,000 sq.ft. |
| <b>Zoning:</b>     | CN-1         |

|                  |   |
|------------------|---|
| <b>Heating:</b>  | - |
| <b>Floors:</b>   | - |
| <b>Roof:</b>     | - |
| <b>Exterior:</b> | - |
| <b>Water:</b>    | - |
| <b>Sewer:</b>    | - |

|                       |   |
|-----------------------|---|
| <b>Addl. Cost:</b>    | - |
| <b>Based on Year:</b> | - |
| <b>Utilities:</b>     | - |
| <b>Parking:</b>       | - |
| <b>Lot Size:</b>      | - |
| <b>Lot Feat:</b>      | - |

**Inclusions:** Asset List provided to qualified buyers only

A rare opportunity to own one of Calgary's most established dry-cleaning businesses! The business has proudly served the community for over 35 years from its prime location in NW. This profitable, turnkey operation offers strong repeat clientele, modern equipment, and a long-term lease in place. Ideal for an owner/operator or family business, with excellent growth potential through delivery service or expanded marketing. New owner training can be provided for a 90 day period. All financials, lease details, and asset lists are available to qualified buyers after signing an NDA and submitting a deposit under a conditional offer. Confidential listing &mdash; please do not approach staff or landlord. Contact listing representative for full details.