



MLS # A2321778

Calgary, Alberta



\$149,000

Division:	Calgary
Type:	Retail
Bus. Type:	Dry Cleaner
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	824 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-

Inclusions: The Seller will provide an asset/equipment list.

This dry cleaning depot and alterations business has been operating since 2005. The current owner has run it successfully for over 15 years and is now retiring. The business has built a loyal and steady customer base over the years. There is no direct competition in this location. The shop is located in a busy shopping centre with many retail tenants and excellent visibility. This brings good foot traffic to the store. This is a great opportunity for someone with alteration or shoe repair skills including key copies. Adding these services could help grow sales even further. The business is simple to run. One person can easily manage daily operations. The monthly rent is \$3,142.85. This includes base rent of \$32.50 per square foot and operating costs. Utilities are billed separately. The lease has been renewed for another 10 years. It is now set to expire in January 2036. There is also a 5-year renewal option after that. This is a great chance to own an established business with low competition, loyal customers, and simple operations.