



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2346220**

**Edmonton, Alberta**



**\$285,000**

**Division:** Edmonton

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 976 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

BE YOUR OWN BOSS! This turnkey, +/-976 SF dry cleaning business has been operating successfully in the community for over 10 years and is ready for its next chapter. Offering the ideal blend of a long lease term remaining, minimum overhead expenses, and a proven positive cash flow generating an impressive net profit, this exceptionally well-maintained shop is backed by a loyal clientele who rely on its premium services. The rent is attractively priced at \$4,500 monthly, including water. Everything you need to start making money on day one is included in the sale, presenting an unmissable opportunity to own a staple community business with built-in stability and room to grow.