



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2201382**

**Calgary, Alberta**



**\$349,900**

**Division:** Calgary  
**Type:** Business  
**Bus. Type:** Mixed,Retail  
**Sale/Lease:** For Sale  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 10,000 sq.ft.  
**Zoning:** I-G

**Heating:** -  
**Floors:** -  
**Roof:** -  
**Exterior:** -  
**Water:** -  
**Sewer:** -  
**Inclusions:** N/A

**Addl. Cost:** -  
**Based on Year:** -  
**Utilities:** -  
**Parking:** -  
**Lot Size:** -  
**Lot Feat:** -

A reputable flooring business is now available, presenting an excellent opportunity to acquire both the land and building. The business has been operating successfully for 25+ years, and it is located on a high-traffic location. The well-maintained and upgraded property features a retail showroom, warehouse, offices, reception area, employee room with kitchen, and 2 bathrooms, along with a very large, fenced parking lot. This business is ICC-designated to work with insurance companies, allowing even more potential revenue stream. Opportunities for a turn-key business with the potential to own is rare.