



**GRASSROOTS**  
REALTY GROUP

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123 Exterior Avenue  
Okotoks, Alberta

MLS # A2226326



**\$5,500,000**

Division:	Southbank Business Park
Type:	Business
Bus. Type:	Commercial ,Construction/Contractor,Industrial ,Warehouse
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	7,100 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	Equipment List will be provided upon signing the NDA		

Well established with a strong reputation, proudly serving Calgary and area since 2001. Specializing in both residential and commercial projects, the company has built long-standing relationships with local home builders, while also serving a repeat homeowners and commercial clients. With a strong community presence through supporting Events and team sponsorships, this business offers diverse exterior solutions including vinyl, wood, and metal siding, custom cladding, soffit installation, and signage. The business operates from a well-located facility 7,100 sq. ft. freestanding office and shop on a  $\frac{1}{2}$  acre lot, suitable for further expansion. With assets valued at \$526,000 and inventory at \$409,260, this is a rare opportunity to acquire a profitable, community-rooted business with potential to grow further by adding other services such as roofing, renovation and similar services. \*\*\* A non-disclosure agreement (NDA) is required prior to releasing detailed financials and business information. \*\*\* This is a Business Assets Sale &ndash; Real Estate is not included \*\*\*