



**GRASSROOTS**  
REALTY GROUP

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**123 Exterior Avenue  
Okotoks, Alberta**

**MLS # A2238432**



**\$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		

An exceptional opportunity to acquire a well-established and highly reputable exterior finishing business, proudly serving Calgary and surrounding areas since 2001. Specializing in both residential and commercial projects, the company has cultivated long-term relationships with local home builders, repeat homeowners, and commercial clients. Known for its strong community presence through event support and team sponsorships, the business offers a wide range of exterior solutions including vinyl, wood, and metal siding, custom cladding, soffit installation, and signage. Operating from a 7,100 sq. ft. freestanding office and shop situated on a  $\frac{1}{2}$  acre lot, the facility is well-located and offers room for future expansion. With assets valued at \$526,000 and inventory at \$409,260, this is a rare, turnkey opportunity with strong financials and significant growth potential by expanding into roofing, renovations, or related services. Listing price includes the business at \$4,300,000 and the property at \$1,200,000. \*\*\* 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 \*\*\*