



87 A St NW
Edmonton, Alberta

MLS # A2281643



\$199,997

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| Division: | Davies Industrial West |
| Type: | Industrial |
| Bus. Type: | Food & Beverage ,Industrial ,Manufacturing,Mixed,Retail ,Warehouse,Wholes |
| Sale/Lease: | For Sale |
| Bldg. Name: | - |
| Bus. Name: | Wholesale Distribution Business |
| Size: | 2,560 sq.ft. |
| Zoning: | IH |

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

Inclusions: This is a business sale, and it includes all assets used in the day to day of the wholesale operation, including inventory.

Exceptional opportunity to acquire a proven wholesale supplier with private label manufacturing and repeat B2B customers already in place, giving you multiple revenue streams under one roof. This turnkey operation supports supermarket-style accounts and the restaurant supply chain, serving established restaurant clients, including steady meat and chicken and specialty food operators. GS1 registered products are in place, supporting retail and distributor requirements. The result is consistent revenue, predictable ordering patterns, and a smooth takeover with immediate cash flow. This facility is a ready-made supply engine with the systems, space, and infrastructure to keep product moving efficiently. It includes a spacious main office that can function independently, two washrooms, a walk-in cooler, and a walk-in freezer. Logistics are a standout advantage, with a commercial drive-in door that can accommodate up to a five-ton truck, making receiving and distribution fast and frictionless. A small Chevy cargo delivery vehicle can be included in the sale for local routes and deliveries. Strong upside comes from adding accounts, increasing volume, and expanding the private label program. Hands-on training is provided. Efficient operation with minimal weekly hours required.