

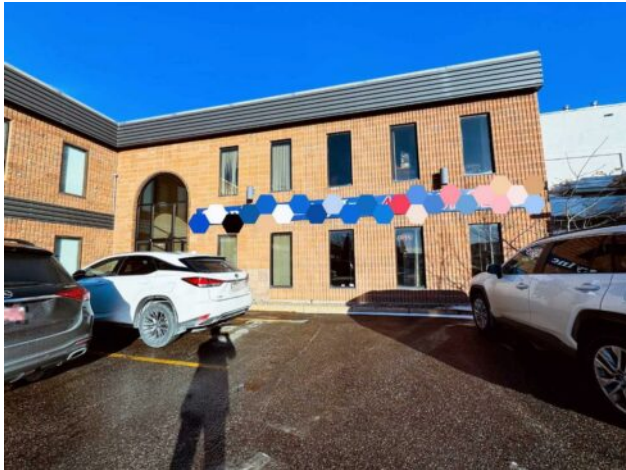


**GRASSROOTS**  
REALTY GROUP

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123 Any Street  
Calgary, Alberta

MLS # A2111297



**\$418,900**

Division: Horizon

Type: Mixed Use

Bus. Type: Industrial

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 7,942 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

This is a prime opportunity to acquire a successful granite business located in a bustling area. The facility spans 7942 sqft, including an 840 sqft mezzanine level, providing ample space for operations. The business boasts an impressive annual revenue of 1.4 million, reflecting its strong market presence and customer base. Recent upgrades include a new makeup air system with a capacity of 10,000 cfm, ensuring optimal air quality for production. The roof and heating system are just two years old, offering efficiency and reliability. The property features a robust 600-amp service, meeting the demands of modern equipment and machinery. Conveniently, the property includes four (4) dedicated parking spaces, enhancing accessibility for employees and clients. This turnkey operation is poised for growth and profitability, making it an ideal investment opportunity in the thriving granite industry. The shop boasts a strong reputation for quality craftsmanship and superior customer service, resulting in a loyal customer base and consistent revenue. The business comes fully equipped with state-of-the-art machinery, a loyal customer base, and skilled employees, making it a turnkey operation ready for seamless ownership transition. Strong online and local presence.