



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2201382**

**Calgary, Alberta**



**\$349,900**

|                    |               |
|--------------------|---------------|
| <b>Division:</b>   | Calgary       |
| <b>Type:</b>       | Business      |
| <b>Bus. Type:</b>  | Mixed,Retail  |
| <b>Sale/Lease:</b> | For Sale      |
| <b>Bldg. Name:</b> | -             |
| <b>Bus. Name:</b>  | -             |
| <b>Size:</b>       | 10,000 sq.ft. |
| <b>Zoning:</b>     | 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.