



**GRASSROOTS**  
REALTY GROUP

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9908 100 Avenue  
Grande Prairie, Alberta

MLS # A2202538



**\$309,000**

**Division:** NONE  
**Type:** Business  
**Bus. Type:** Professional Service  
**Sale/Lease:** For Sale  
**Bldg. Name:** -  
**Bus. Name:** Sheer Illusions  
**Size:** 1,473 sq.ft.  
**Zoning:** CC

<b>Heating:</b> -	<b>Addl. Cost:</b> -
<b>Floors:</b> -	<b>Based on Year:</b> -
<b>Roof:</b> -	<b>Utilities:</b> -
<b>Exterior:</b> -	<b>Parking:</b> -
<b>Water:</b> -	<b>Lot Size:</b> -
<b>Sewer:</b> -	<b>Lot Feat:</b> -

**Inclusions:** see list in supplements

Sheer Illusions is a successful local business that has created a loyal customer base which has kept business thriving for over 25 years. With 63 five-star Google reviews and 69 Facebook recommendations, this is more than just a business—it's a trusted name in the community. The downtown showroom benefits from high drive-by traffic, and the affordable lease is secured until 2028. The 1,473 sq. ft. showroom is fully equipped and ready for the new owner to walk in and start operating. Sheer Illusions has relationships with local builders, developers, and an amazing team of long term employees. It also comes with a decade van that is fully stocked with tools. This is a turn-key setup with an established website, social media presence, and showroom samples to make this an effortless transition. The current owner is even offering three weeks of training to ensure a smooth handover. More training time can be negotiated if required. The current owner operated this business Monday to Friday working an average of 30-35 hours per week. This is a great business for home and work life balance! While this business is already profitable, there's still room to grow—expand product offerings, tap into the increasing demand for motorized blinds, work 40 hours per week, or bring in the latest in smart home integrations. A rare opportunity to take over a proven, thriving business with limitless potential. Ask your REALTOR today about inclusions list and how to make it yours.