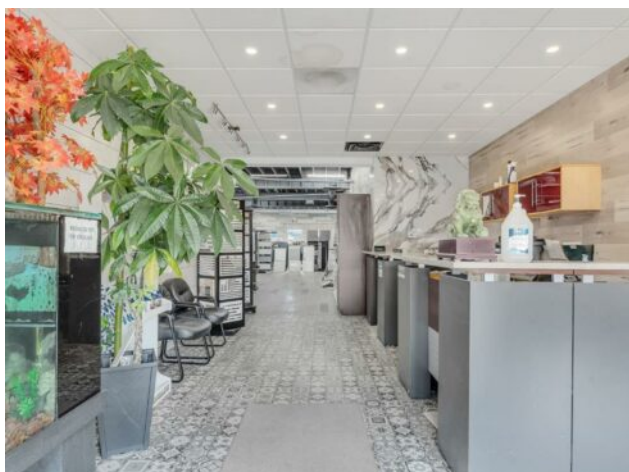


**MLS # A2201382**

**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

<b>Heating:</b>	-
<b>Floors:</b>	-
<b>Roof:</b>	-
<b>Exterior:</b>	-
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	N/A

<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	-
<b>Lot Feat:</b>	-

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.