

780-832-5880

cord@gpremax.com

## 8120 Beddington Boulevard NW Calgary, Alberta

MLS # A2212279



\$450,000

Lot Size:

Lot Feat:

Division: **Beddington Heights** Type: **Business Bus. Type:** Sale/Lease: For Lease Bldg. Name: -Bus. Name: Size: 1,762 sq.ft. Zoning: Addl. Cost: **Based on Year: Utilities:** Parking:

Inclusions: None

**Heating:** 

Floors:

Roof: Exterior:

Water:

Sewer:

Business asset for sale of the established Dry Cleaning in Prime Mall Location. This well-established business has been operating for over 30 years in the same high-traffic area of the mall, surrounded by radiology services, banks, a walk-in clinic, and London Drugs, ensuring steady customer flow. With no direct competition in the community, it offers a full range of dry cleaning and alteration services that generate consistent and growing income. The space is efficiently laid out and equipped with upgraded, well-maintained machines, including a wraparound machine, allowing for fast and smooth operations. The business also benefits from multiple depot partnerships that contribute to increased revenue. Monthly rent is inclusive of base rent, operating costs, and all utilities(gas, electricity, water sewer).