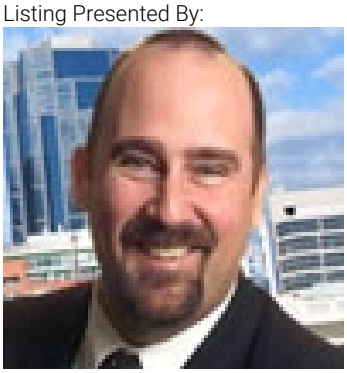


250 Shawville Boulevard Calgary Alberta

$85,000

Well-established dry cleaning and alteration business located in one of South Calgary's busiest shopping centres at a major intersection. Surrounded by strong national retailers, ample parking, and steady foot traffic, this location continues to serve a desirable and loyal customer base with excellent visibility and accessibility. This long-running business has been successfully operating for over 18 years and reflects consistent pride of ownership. All equipment has been well maintained, including a high-quality German-made dry cleaning machine, ensuring reliable day-to-day operations. A newly upgraded computer and POS system has been installed, enhancing efficiency and customer data management. The current owner has also expanded services to include alterations, creating an additional revenue stream and increasing overall business versatility. A new long-term lease is in place until July 2033, with options to renew for two additional five-year terms, offering excellent long-term security for future ownership. The current rent is $6,230.99 per month as of May 2026, inclusive of operating costs, property taxes, utilities, and GST - providing stable and predictable overhead. Operating hours are Monday to Friday 9:00am-6:00pm, Saturday 9:00am-3:00pm, and closed on Sundays. This is an ideal opportunity for an owner-operator seeking a turnkey business with an established client base, strong location fundamentals, and continued growth potential. This is an asset sale only and does not include any real estate. Inventory is not included in the listing price. Please do not approach the owner without an appointment. (id:6769)

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