



Edmonton Alberta

\$489,000

Here's a more polished, buyer-focused version that highlights the **stability, location, simplicity, and upside potential** without overstating the opportunity:### **Established Dry Cleaning & Alterations Business – Turnkey Opportunity**An excellent opportunity to acquire a well-established **dry cleaning depot and alterations business** operating successfully since 2014. The current owner has been running the business for over 12 years and is now offering it for sale as part of a planned retirement transition. The business has built a **loyal and established customer base** over the years, supported by its convenient location and limited direct competition in the immediate area. Situated in a **busy shopping centre surrounded by high-traffic retail businesses**, the location benefits from strong visibility, convenient access, and consistent daily customer traffic. The operation is **straightforward and easy to manage**, making it well suited for an owner-operator or entrepreneur looking for an established business with relatively simple day-to-day operations. There is also **significant opportunity for a new owner to grow revenue**. Potential growth strategies include increasing local marketing, targeting surrounding households and businesses, expanding alterations services, introducing pickup and delivery, and developing recurring commercial accounts. The total monthly occupancy cost is approximately **\$5,500, including base rent and operating costs**, with utilities billed separately. The business is supported by a **long-term lease with a renewal option**, providing continuity for the incoming owner.### **Key Highlights*** Operating successfully since **2014*** **12+ years** under the current ownership** Established and loyal customer base* Limited direct competition in the immediate area* High-traffic shopping-centre location* Strong visibility and convenient customer acc...

Listing Presented By:



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