



Edmonton Alberta

\$489,000

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 access* Simple, manageable day-to-day operations* Suitable for an owner-operator* **Growth potential through marketing and pickup/delivery services*** Approximately **\$5,500/month rent in...

Listing Presented By:



Originally Listed by:
Nationwide Realty Corp



REMAX ELITE

8104 160 Ave NW, Edmonton, AB,
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca