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## INDUSTRIAL FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Calgary, Alberta



**Listing ID:**  
27871

**MLS ID:**  
A2111297

**\$418,900**



 **PHIL YAN**  
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 123 Any Street , Calgary , Alberta T1Y 6G7

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 462	<b>Lease Amount</b> 12500.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Horizon	<b>Building Type</b> Commercial Mix
<b>Year Built</b> 1991	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Building Area (Sq. Ft.)</b> 7942.00	<b>Building Area (Sq. M.)</b> 737.83
<b>Inclusions</b> N/A	<b>Restrictions</b> Call Lister	<b>Reports</b> Other Documents

This is a prime opportunity to acquire a successful granite business located in a bustling area. The facility spans 7942 sqft, including an 840 sqft mezzanine level, providing ample space for operations. The business boasts an impressive annual revenue of 1.4 million, reflecting its strong market presence and customer base. Recent upgrades include a new makeup air system with a capacity of 10,000 cfm, ensuring optimal air quality for production. The roof and heating system are just two years old, offering efficiency and reliability. The property features a robust 600-amp service, meeting the demands of modern equipment and machinery. Conveniently, the property includes four (4) dedicated parking spaces, enhancing accessibility for employees and clients. This turnkey operation is poised for growth and profitability, making it an ideal investment opportunity in the thriving granite industry. The shop boasts a strong reputation for quality craftsmanship and superior customer service, resulting in a loyal customer base and consistent revenue. The business comes fully equipped with state-of-the-art machinery, a loyal customer base, and skilled employees, making it a turnkey operation ready for seamless ownership transition. Strong online and local presence.

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