

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

DRY CLEANER ,PROFESSIONAL SERVICE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta


Listing ID:
35091


MLS ID:
A2307342

\$100,000



 **TAEJU LEE**
 (403) 252-5900

 Royal LePage Solutions
 403-252-5900

 Bay 112, 250 Shawville Boulevard SE, Calgary , Alberta T2Y 2Z7

Transaction Type For Lease	Days On Market 3	Lease Amount 6230.99
Lease Frequency Monthly	Subdivision Shawnessy	Year Built 1991
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Building Area (Sq. Ft.) 1023.00	Building Area (Sq. M.) 95.04	Inclusions None
Restrictions Landlord Approval	Reports Financial Statements,Leases	

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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.