

# \$418,900 - 123 Any Street, Calgary

MLS® #A2111297

**\$418,900**

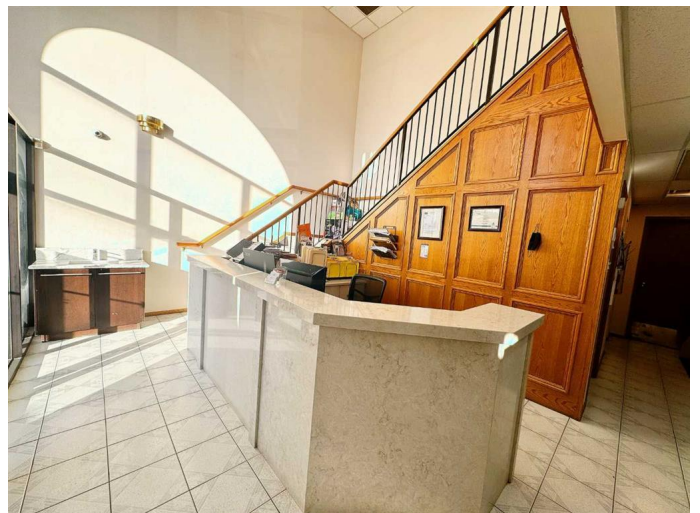
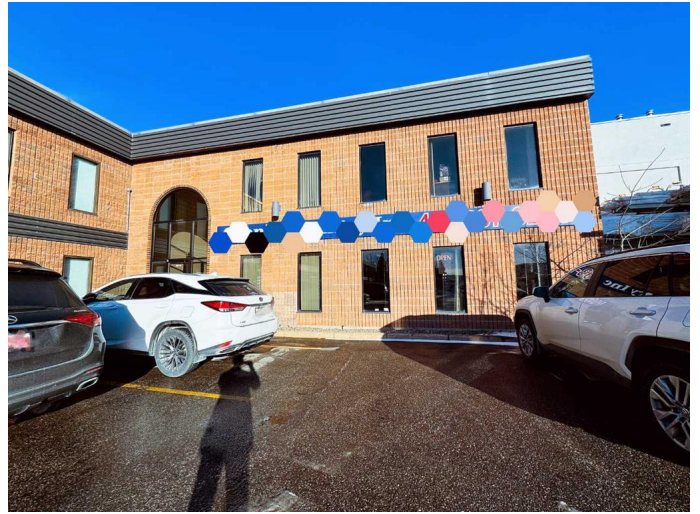
0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Horizon, Calgary, Alberta

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.

Built in 1991

## Essential Information



MLS® #	A2111297
Price	\$418,900
Bathrooms	0.00
Acres	0.00
Year Built	1991
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### **Community Information**

Address	123 Any Street
Subdivision	Horizon
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 6G7

### **Additional Information**

Date Listed	February 29th, 2024
Days on Market	403

### **Listing Details**

Listing Office	Grand Realty
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