

**MLS # A2211858**
**Calgary, Alberta**

**\$499,800**
**Division:** Calgary

**Type:** Retail

**Bus. Type:** Retail

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,140 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Asset list to be provided by seller

Here's a rare opportunity to acquire a highly profitable niche business consistently generating over \$1.4 million in annual sales, with a balanced revenue model of approximately 80% retail and 20% installation/service, with around 30% profit margins. Has been in operation for over 8 years, this business features more than 100+ unique products, including several exclusive product lines, and offers dependable after-sales service. The 2,140 sq. ft. brick-and-mortar location includes a modern, meticulously maintained showroom and an organized stockroom. It's situated in a high-traffic shopping plaza in South Calgary, complete with dedicated parking stalls and surrounded by established, mature residential communities. In addition to its physical location, the business has a strong online presence through its own website and platforms like eBay and Amazon, serving a loyal and repeat customer base that includes both retail and commercial client accounts. This turnkey operation is simple to manage with minimal staff, efficient systems in place, and attractive business hours—closing by 5 PM daily—supporting a balanced work/family lifestyle. The seller is committed to providing training and support to ensure a smooth transition for the new owner. Nearly recession-proof, this business thrives in any economy—after all, everyone wants a clean home!