

**123 Flush & Fence Avenue**  
**Calgary, Alberta**

**MLS # A2197204**

**\$3,114,587**



**Division:** Evanston

**Type:** Business

**Bus. Type:** Rental, Utility, Variety

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,400 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Available upon request

With 17 years in business, this company has built a strong reputation for reliability and excellent customer service. Operating seamlessly with minimal owner intervention, it continues to grow by leveraging market trends and client demand. Strategically located near a dense marketplace, it offers a diverse product line, including portable toilets and temporary fencing, ensuring revenue stability. Serving Calgary and surrounding areas, the business caters to construction projects, events, and enterprises with professionalism and efficiency. It currently operates from a 4,400 sq. ft. shop on the owner's acreage east of Airdrie, with a new commercial shop under construction in Irricana, which can be rented, leased, or relocated as needed. A profitable, scalable business with a history of increasing sales and room for future expansion.