

\$3,114,587 - 123 Flush & Fence Avenue, Calgary

MLS® #A2197204

\$3,114,587

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Evanston, Calgary, Alberta

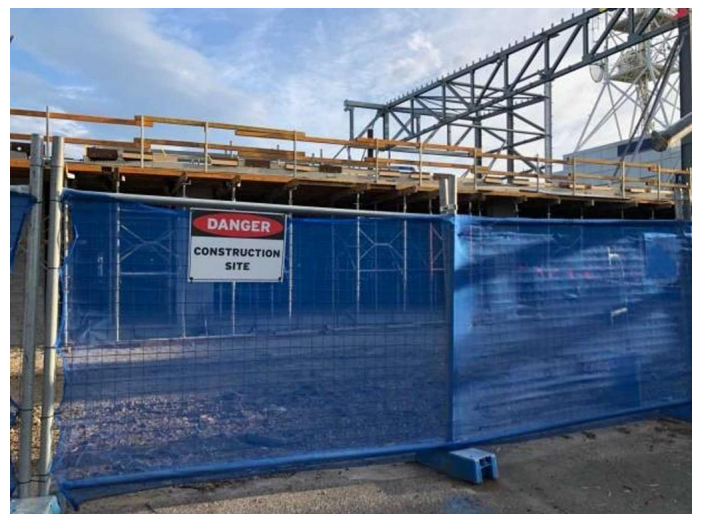
With 17 years in business, this company has built a strong reputation for reliability and excellent customer service. Operating seamlessly with minimal owner intervention, it continues to grow by leveraging market trends and client demand. Strategically located near a dense marketplace, it offers a diverse 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.



Built in 2025

Essential Information

| | |
|------------|-------------|
| MLS® # | A2197204 |
| Price | \$3,114,587 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Commercial |
| Sub-Type | Business |
| Status | Active |



Community Information

| | |
|-------------|--------------------------|
| Address | 123 Flush & Fence Avenue |
| Subdivision | Evanston |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3P 0Y2 |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 25th, 2025 |
| Days on Market | 40 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.