

# \$450,000 - 8120 Beddington Boulevard Nw, Calgary

MLS® #A2212279

**\$450,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Beddington Heights, Calgary, Alberta

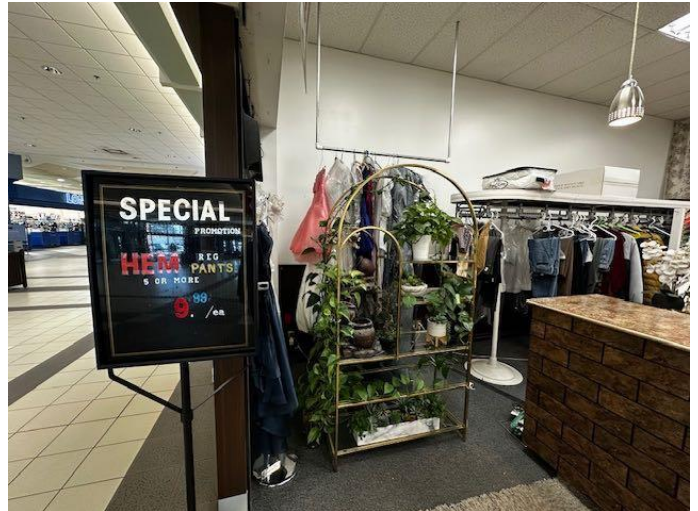
Business asset for sale of the established Dry Cleaning in Prime Mall Location. This well-established business has been operating for over 30 years in the same high-traffic area of the mall, surrounded by radiology services, banks, a walk-in clinic, and London Drugs, ensuring steady customer flow. With no direct competition in the community, it offers a full range of dry cleaning and alteration services that generate consistent and growing income. The space is efficiently laid out and equipped with upgraded, well-maintained machines, including a wraparound machine, allowing for fast and smooth operations. The business also benefits from multiple depot partnerships that contribute to increased revenue. Monthly rent is inclusive of base rent, operating costs, and all utilities(gas, electricity, water sewer).

Built in 1985

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2212279   |
| Price      | \$450,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1985       |
| Type       | Commercial |
| Sub-Type   | Business   |
| Status     | Active     |

## Community Information



|             |                              |
|-------------|------------------------------|
| Address     | 8120 Beddington Boulevard Nw |
| Subdivision | Beddington Heights           |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3K 2A8                      |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 19               |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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