

# \$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

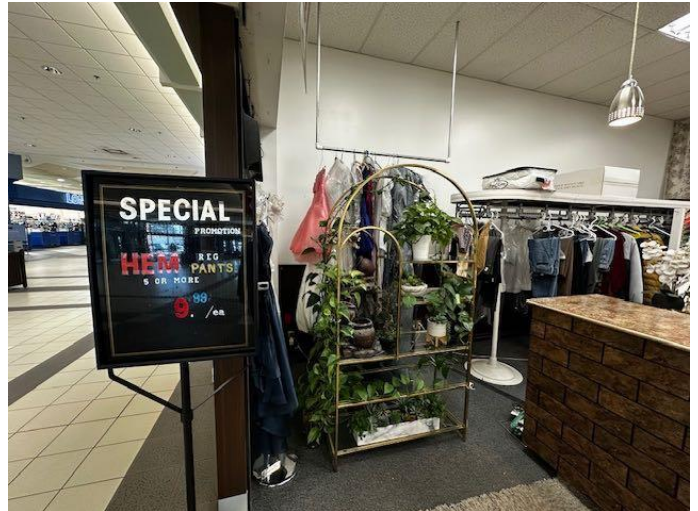
Business asset for sale of the established Dry Cleaning in Prime Mall Location. This well-established business has been operating for over 30 years in the same high-traffic area of the mall, surrounded by radiology services, banks, a walk-in clinic, and London Drugs, ensuring steady customer flow. With 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	66

### **Listing Details**

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

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