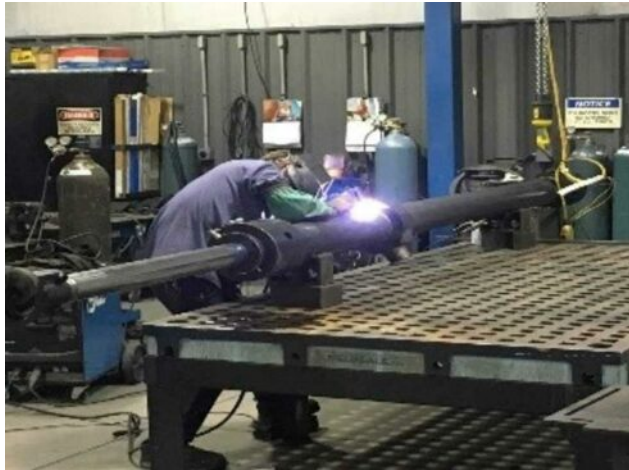


123 Welding Avenue
Edmonton, Alberta

MLS # A2226935



\$3,463,516

Division:	Westmount
Type:	Industrial
Bus. Type:	Commercial ,Construction/Contractor,Industrial ,Manufacturing
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	9,104 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	Equipment List will be provided upon signing the NDA.		

This is a rare opportunity to acquire a highly reputable industrial supply and manufacturing business with nearly 20 years of successful operation. Serving a diverse regional client base, the company offers a full range of services including sales, manufacturing, and servicing of customized industrial components tailored to niche and specialized sector needs. Known for its precision-engineered solutions and commitment to quality, the business is fully equipped with high-quality machinery and maintains a robust inventory to support seamless operations. With custom manufacturing expertise and a strong reputation for delivering on time and to specification, the company has cultivated long-term relationships across multiple industries. This opportunity is ideal for a buyer seeking a profitable, turnkey operation with multiple revenue streams, an experienced team, and strong potential for continued growth. *** A non-disclosure agreement (NDA) is required prior to releasing financials and business information. *** This is a Business Assets Sale – Real Estate is not included. ***