

# \$5,500,000 - 123 Exterior Avenue, Okotoks

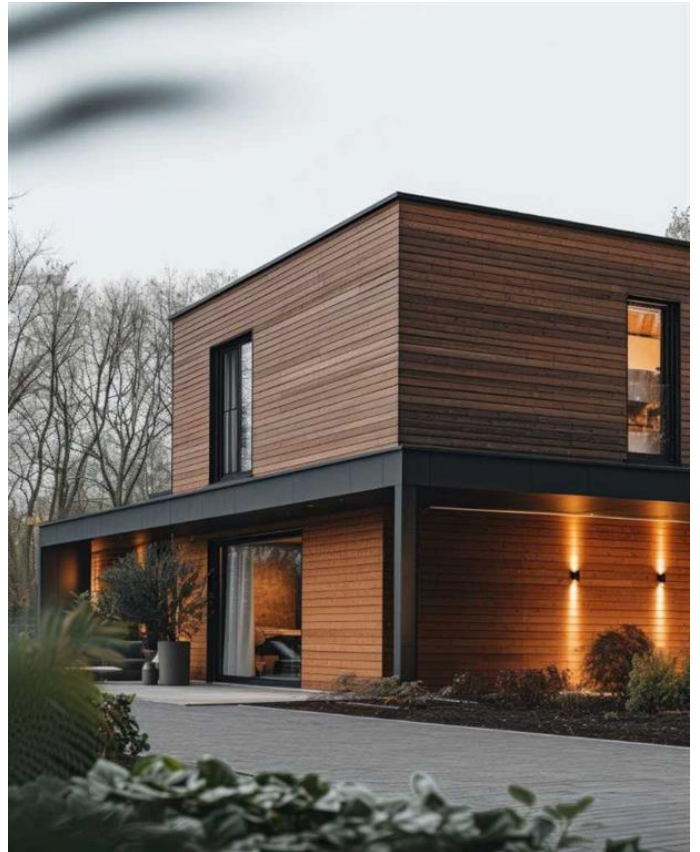
MLS® #A2238432

**\$5,500,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Southbank Industrial Park, Okotoks, Alberta

An exceptional opportunity to acquire a well-established and highly reputable exterior finishing business, proudly serving Calgary and surrounding areas since 2001. Specializing in both residential and commercial projects, the company has cultivated long-term relationships with local home builders, repeat homeowners, and commercial clients. Known for its strong community presence through event support and team sponsorships, the business offers a wide range of exterior solutions including vinyl, wood, and metal siding, custom cladding, soffit installation, and signage. Operating from a 7,100 sq. ft. freestanding office and shop situated on a 1½ acre lot, the facility is well-located and offers room for future expansion. With assets valued at \$526,000 and inventory at \$409,260, this is a rare, turnkey opportunity with strong financials and significant growth potential by expanding into roofing, renovations, or related services. Listing price includes the business at \$4,300,000 and the property at \$1,200,000. \*\*\* A non-disclosure agreement (NDA) is required prior to releasing detailed financials and business information. \*\*\* This is a Business Assets Sale - Real Estate is not included \*\*\*



Built in 1990

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | A2238432    |
| Price  | \$5,500,000 |

|            |            |
|------------|------------|
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1990       |
| Type       | Commercial |
| Sub-Type   | Business   |
| Status     | Active     |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 123 Exterior Avenue       |
| Subdivision | Southbank Industrial Park |
| City        | Okotoks                   |
| County      | Foothills County          |
| Province    | Alberta                   |
| Postal Code | T1S 0G1                   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 4th, 2025 |
| Days on Market | 89               |

### Listing Details

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

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