

**Rare Opportunity: Profitable Established
Construction Business & Flex Warehouse in
Sterling with Significant Growth Potential
For a Combined Price of \$1,800,000.**

Discover a unique chance to acquire a highly profitable and well-established construction business, perfectly integrated with a versatile 3,600 sq ft flex condo unit. This end-unit property boasts a ground-level roll-up door, dedicated reception, and open warehouse on the lower level, complemented by two finished private offices and ample open storage upstairs.

Proudly Marketed By:
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Overall Description

Operating successfully since 2003, this business consistently generates **\$1.1 - \$1.3 million in annual revenue**, with an additional \$300,000 in owner-related projects. The current owner enjoys an impressive **\$350,000 annual profit** while working only 15-20 hours per week, primarily focusing on management and estimating.

The business comes fully equipped with four well-maintained trucks, ladders, and a comprehensive set of hand and power tools, supported by a reliable team of four full-time employees. A strong foundation of repeat customers, including major retailers, drives consistent demand. In fact, the current owner is turning down most new jobs, with a six-month backlog, presenting an immediate opportunity for significant revenue expansion.

The owner is committed to a smooth transition and is willing to stay on to handle sales and ensure the new owner's success. Don't miss this turnkey opportunity to step into a thriving business with built-in demand and significant upside.

Non-disclosure agreement required for release of full details and, while taken from a reliable source, the information contains herein is not guaranteed and prospective buyers should conduct their own due diligence.