

# FOR SALE

12207 154 St,  
Edmonton, Alberta



## RARE HEAVY TRUCK AFTERMARKET BUSINESS OPPORTUNITY

REMAX Commercial Excel is pleased to present a rare heavy truck aftermarket business opportunity in northwest Edmonton.

Known as "The Trucker's Candy Store," Lesco Distributors has been Edmonton's trusted source for semi-truck chrome and accessories for over 25 years. Located in one of Western Canada's key logistics corridors, this turnkey opportunity offers immediate entry into Alberta's growing heavy truck aftermarket industry with a fully stocked inventory, loyal customer base, experienced staff willing to remain, and ownership available to assist with transition for up to five years.

### Highlights:

- Established heavy truck aftermarket business with over 25 years of operations;
- Trusted supplier of semi-truck chrome and accessories in Edmonton;
- Located in a strategic logistics and transportation corridor;
- Turnkey operation with fully stocked inventory included;
- Loyal and established customer base;
- Ownership willing to remain for transition support up to 5 years;
- Experienced staff willing to stay;
- Heavy Industrial (IH) zoning;
- Excellent opportunity for industry expansion or owner-operators.

To protect the confidentiality of the sale process, all interested parties must complete a buyer qualification form and confidentiality agreement prior to receiving detailed information.

DETAILS	
<b>Municipal Address</b>	12207 154 Street, Edmonton, AB
<b>Legal Address</b>	Plan 8020574, Block 6, Lot 3
<b>Building Size</b>	± 10,300 SF
<b>Zoning</b>	Heavy Industrial (IH)
<b>Asking Price</b>	\$2,900,000.00
<b>Property Status</b>	Business for sale



STREET VIEW



MAP VIEW

**REMAX**  
COMMERCIAL  
Excel

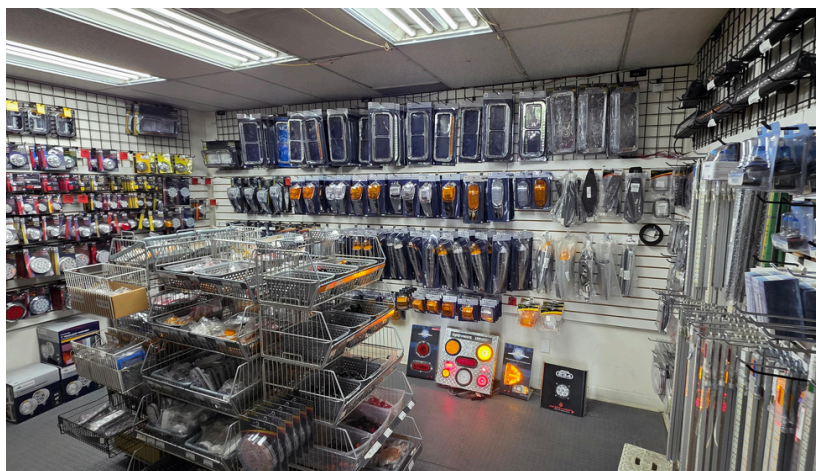
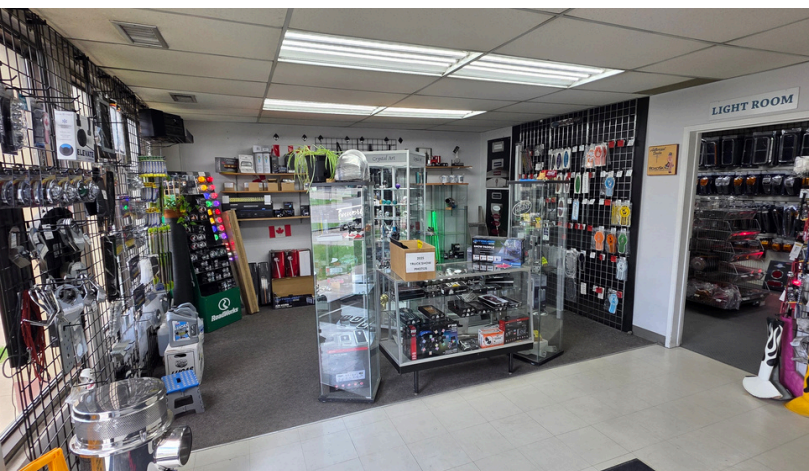
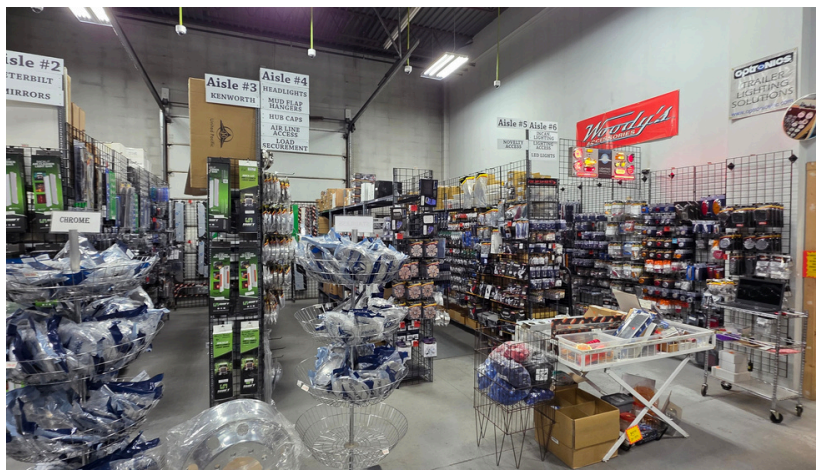
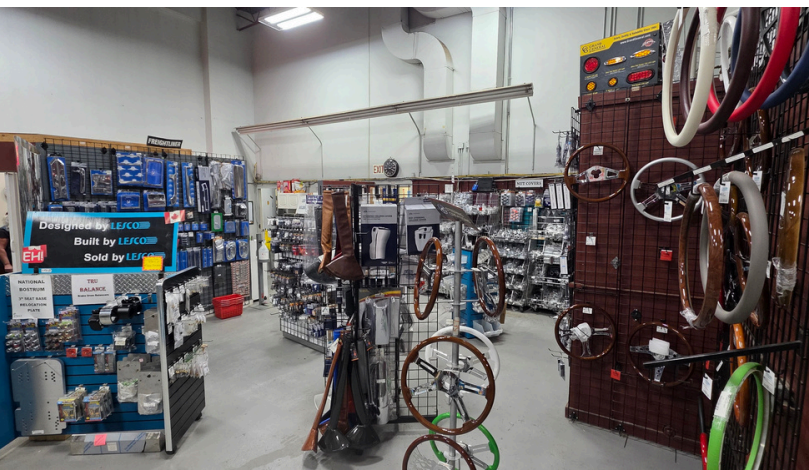
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# PROPERTY GALLERY



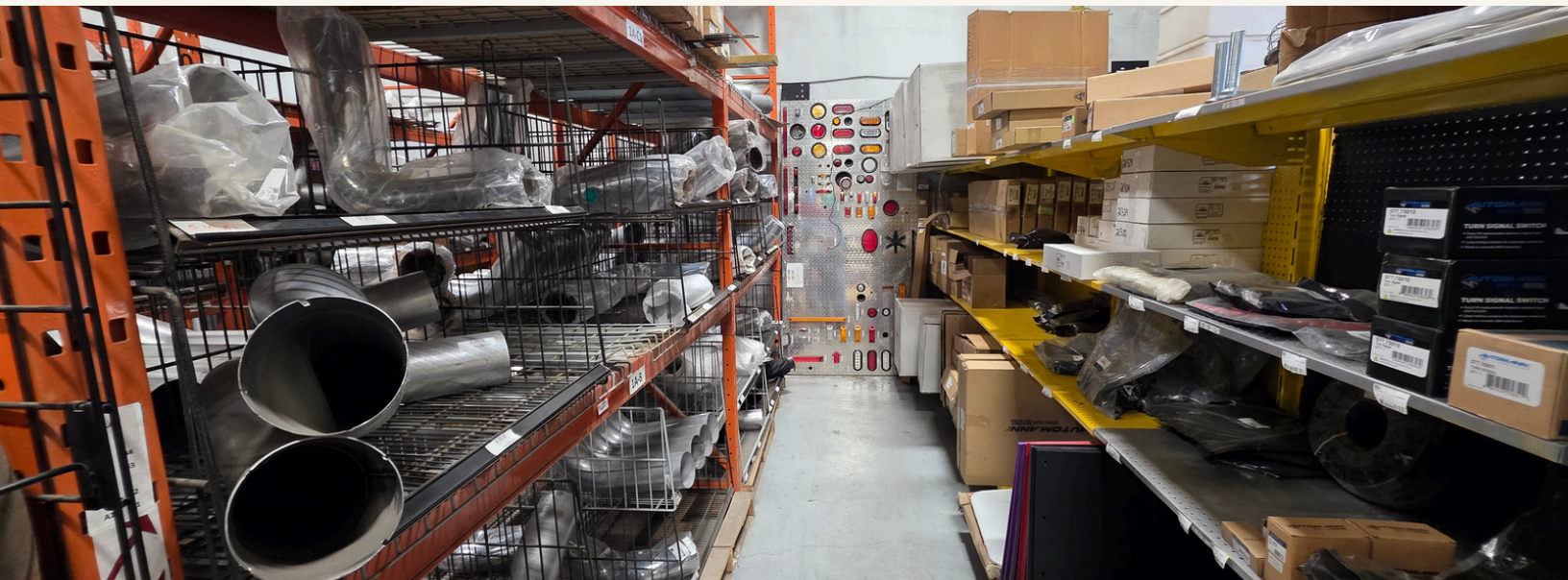
# LESCO

DISTRIBUTORS INC. **The Trucker's  
Candy Store**

**FOR ALL YOUR ACCESSORY NEEDS**

*BUMPERS, FENDERS, CHROME - INT/EXT, LIGHTS GALORE,  
EXHAUST PARTS, TRIM, CLEANING PRODUCT,  
SHIFTER ACCESSORIES, AND MUCH, MUCH MORE.*


**CATERING TO ALL TYPES OF HEAVY TRUCKS**



# CONTACT.

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