

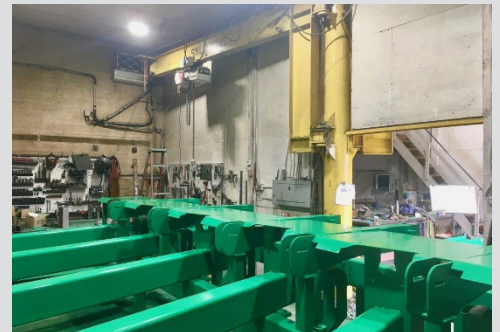


Business including Property

Salmon Arm, BC

Business Features

NAI is pleased to present this incredible opportunity to purchase a thriving, turn-key custom metal fabrication & welding business with over an acre of industrial land in the Salmon Arm Industrial Park. The property is a single title and comes improved with a 2,360 square foot commercial building with a 30 by 54 concrete slab work area out front, a 2,352 square foot Quonset style coverall building, and a 100 square foot shed that houses a washroom and air compressor unit.



PRICE **\$1,975,000.00**

Years of operations **+20 years**

Acres **1.07**

Sale type **Share Sale**

Damon Stamboulieh

+1 250 540 3855

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FOR SALE

Business & Property



The property features 335.32 feet of frontage which gives exceptional curb appeal and visibility. The business, land & property are for sale as a share purchase and the price includes all equipment and goodwill. With a few more employees, the company has tremendous potential to scale. Excellent client base with stable growth of revenues and net income. Strategically located in an industrial park with all related trade and parts & services dealers all conveniently located within the park. Vendor will ensure a suitable transition.

Damon Stamboulieh

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NAICommercial Okanagan

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Confidentiality Agreement

_____, 20____

Dear NAI Commercial Okanagan:

Re: Confidential Information listed above (the "Confidential Information") pertaining to the Business Opportunity

We have agreed to make the Confidential Information available in order to enable you to determine whether you wish to make a proposal to acquire the Property. The Confidential Information is provided on the following conditions:

No Liability. The Confidential Information is given to you without liability on our part and no representation or warranty is given with respect to it.

Use of Confidential Information. The Confidential Information is our property, and you will:

- a) not use or allow the use of any of the Confidential Information for any purpose, except in connection with your evaluation and acquisition of the Property; and
- b) not disclose or allow disclosure to others of any of the Confidential Information, except to [or, e.g. those of your employees, agents, advisors, lenders to consultants and other representatives] who "need to know" for this purpose, all of whom will be directed to keep such information confidential in accordance herewith [, and
- c) return to us or certify destruction of the Confidential information, including any copies or extracts, within 7 business days after we request you to do so.

Remedies. You understand that disclosure or use of the Confidential Information contrary to this Agreement may cause us serious financial harm and you assume full legal responsibility for it.

Governing Law. The laws of British Columbia govern this Agreement.

By: _____

Name:

Title:

Acknowledged and accepted this

_____ day of _____, 20____.

By: _____

Name:

Title: