

TURN-KEY BUSINESS OPPORTUNITY IN PHILADELPHIA!



Seize this tremendous investment opportunity in the Feltonville–Juniata section of Philadelphia! This approximately 3-acre property, zoned ICMX, has been home to a well-established and highly profitable cement plant for over 20 years.

Why This is a Standout Opportunity:

- ✓ **Profitable & Established:** A cement plant with a long-standing track record of success and a loyal customer base that ensures steady revenue.
- ✓ **Prime Location:** Positioned near major highways, allowing for extensive service area coverage and efficient operations.
- ✓ **Low-Risk Investment:** High barriers to entry make it difficult for new competitors to break into this geographic market, reducing competitive risk.
- ✓ **Fully Equipped for Success:** This sale includes all company assets, ensuring a seamless transition for the new owner:
 - Numerous tri-axle dump trucks
 - Cement mixers
 - Heavy equipment
 - Fully operational cement plant

All equipment is regularly upgraded and meticulously maintained, with a focus on preventative maintenance, ensuring peak performance and operational efficiency.

Financial information available upon request (with proof of funds and signed NDA). This is a rare chance to own a profitable, turn-key industrial business in a high-demand area.

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