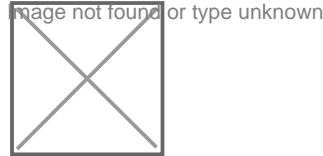


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

GREAT OPPORTUNITY TO BE THE NEXT OWNER OF THIS FRANCHISE GLASS/RUSTPROOFING BUSINESS. THIS 2,875...



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta



Listing ID:
26537


MLS ID:
A2158486

\$249,800



 **JIM LEE**
 (403) 617-0438

 Century 21 Bravo Realty
 403-250-2882

 Calgary , Alberta

| | | |
|---|---|---|
| Transaction Type For Lease | Days On Market 13 | Lease Amount 4000.00 |
| Lease Frequency Monthly | Year Built 1997 | Structure Type Industrial |
| Property Type Commercial | Property Sub Type Business | Building Area (Sq. Ft.) 2875.00 |
| Building Area (Sq. M.) 267.09 | Inclusions seller to provide asset list | Restrictions Landlord Approval |
| Reports Call Lister | | |

Great opportunity to be the next owner of this Franchise Glass/Rustproofing business. This 2,875 SF commercial space encompasses a bright and open reception area plus showroom that displays the rear workspace, office to the side of the main entrance and a bath room (with shower) on main floor. The rear workspace is very open and clean with a 4-point hoist (10,000lbs), tire machine, balancer, laser machine (windshields) and more. This location is in the SE industrial area and has great lease rates at \$4,000.00/month and includes a second floor mezzanine with office and open space that can be converted from storage of parts to admin office. Business currently offers detailing, PPF, tinting and tires on top of the franchise Glass business with already existing business relationship with insurance and dealerships. Good amount of parking with 4 parking spots in front of business and 3 at rear of business behind the large drive-in door. The Seller is willing to stay and train the right buyer and there is one employee with franchise certification with glass who is willing to stay and work with the new owner. Carry on with the current Franchise brand or convert to your own name.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.