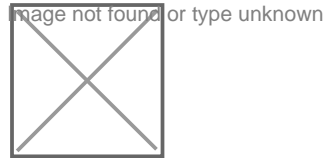


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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.

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