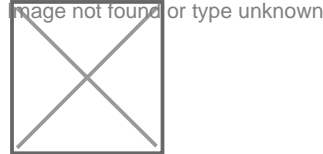


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 7, 4101 19 STREET NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
26538


**MLS ID:**  
A2108846

**\$1,390,000**



 **KAREN VERVENA**  
 (403) 241-8141

 Central Realty Ltd.  
 403-241-8141

 7, 4101 19 Street NE, Calgary , Alberta T2E6X8

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 192
<b>Zoning</b> I-G	<b>Subdivision</b> North Airways	<b>Building Type</b> Condo Complex
<b>Year Built</b> 1978	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 7910187	<b>Building Area (Sq. Ft.)</b> 2900.04
<b>Building Area (Sq. M.)</b> 269.42	<b>Construction Type</b> Concrete,See Remarks	<b>Foundation</b> Poured Concrete
<b>Commercial Amenities</b> See Remarks	<b>Inclusions</b> contact lister for full list with photos	<b>Restrictions</b> None Known

#### Reports

Environmental Phase 1,Environmental  
Phase 2,Financial  
Statements,Title,Unaudited Financial  
Stmnts

Own the entire condo bay and business!! Over \$1 million in annual sales with a healthy net income. Busy Auto Mechanic Shop in business for 45 years (seller is retiring). The commercial condo bay measures 2900 square feet with 18-foot ceilings and loading bays. 9 dedicated parking spots with room for a few more vehicles. Excellent location. Turnkey operation includes everything you need to operate the automotive repair business. Business hours M-F 8:00 am-5:00 pm. Stellar Google reviews from both long-term and new clients. \*\*Multi-year financial information is available.\*\* An excellent opportunity to be your own boss or invest in a well-established business.

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