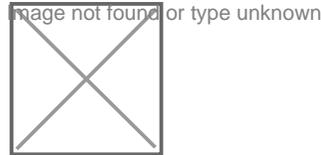


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

AUTO BODY FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta

Listing ID:
26824

MLS ID:
A2177852

\$650,000



 **LARRY TANG**
 (403) 630-4288

 TREC The Real Estate Company
 403-270-4060

 4261 23 Street NE, Calgary , Alberta T2E 6Y2

Transaction Type For Lease	Days On Market 163	Lease Amount 9.00
Lease Frequency Monthly	Subdivision Sunridge	Building Type Condo Complex
Year Built 2000	Structure Type Industrial	Property Type Commercial
Property Sub Type Business	Building Area (Sq. Ft.) 7060.00	Building Area (Sq. M.) 655.89
Inclusions Equipment list	Restrictions Building Restriction,Lease Restriction	Reports Annual Property Operating Data,Audited Financial Statements

This large Auto Body repair shop is one of the most successful and busiest shop in Calgary. Total 4 bays with 7000 SQF shop space. The shop owners operate the business for over many years and this shop is one of the ALL-STATE INSURANCE authorized and designated auto body agent and service. Excellent review from past clientele and they equip with most modern and newer equipment that includes Garmat Paint spray booth, Prime room, CHIEF PULSE Frame machine, HUTER HAWKEYE ELITE 4000 bis Alignment machine, brand new AC charger, AUTO PULSE 220M3 Welding machine, and many more equipment that stated in the Equipment list. Very reasonable rent approximates of \$10000 per month (\$5295 of Net rent plus \$4400 operating cost) with brand new 5+5-year lease term. The shop's capacity with over 10 vehicles that parked inside for service plus many other parking stalls at the front and back of the shop. Excellent record for revenue in last few years with very satisfactory net income return. Shop owners believe that with the talented, skillful, experience & hard working operators taking over this shop will get their investment back in about two years.

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.