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AUTO REPAIR-SPECIALTY FOR SALE

Businesses and Franchises for Sale > Business for Sale





Location
Calgary, Alberta



Listing ID:
28983

MLS ID:
A2179342

\$399,900



 **NIRWAIR SINGH BAJWA**
 (587) 284-9422

 eXp Realty
 403-262-7653

 Calgary , Alberta

Transaction Type

For Sale

Days On Market

155

Business Type

Auto Repair-Specialty

Zoning

DC

Building Type

Commercial Mix,Mixed Use,Retail

Year Built

2006

Structure Type

Multi Unit

Property Type

Commercial

Property Sub Type

Business

Building Area (Sq. Ft.)

1700.00

Building Area (Sq. M.)

157.93

Parking

2

Commercial Amenities

Boardroom,Exhaust

Fan(s),Kitchen,Lunchroom,Storage

Inclusions

TOOLS IN SHOP, VAN , Reception

Computer, Reception Chairs: qty 3,

meeting room furniture - 4 chairs, 2

couches, 1 table, 1 TV, 1 TV drawer, 1

water dispenser, 1 side table, Kitchen: 1

microwave, 1 table, Workshop: 2 Glass

shield Stands (stackable), 1 tool table,

Windshield Inventory: \$15000

Restrictions

Condo/Strata Approval,Landlord

Approval

Reports

Leases

Discover a rare opportunity to own a thriving auto windshield repair and replacement business in a high-demand, prime Calgary location. This mixed-use commercial space offers tremendous value with its impressive, ready-to-operate setup. Situated in an area with significant foot traffic and neighboring well-known tenants, this is an unmissable chance to secure a profitable venture. This 1,700 square foot facility is efficiently divided for optimal operation, featuring a dedicated reception area, customer sitting area, a conference room, a small kitchen, washroom, and a spacious workshop with a 12x12 garage door for seamless loading & vehicle entry & exits. Additionally, there are two assigned parking spots outside for convenient access. The workshop, approximately 1,000+ square feet, has ample space for four to six vehicles, inventory shelving, and workbenches, creating an ideal workspace for an owner-operator. Running successfully, this business boasts high profit margins and a well-established client base, including partnerships with major car dealerships and B2B relationships. The current owner has invested in solid relationships, making this an ideal acquisition for someone looking to take a profitable, operational business to the next level. The low rent, one of the lowest in the area, secures additional value and profitability for any potential buyer. Included in the sale are valuable assets such as a mobile service van that provides city-wide and surrounding area services, a complete inventory of windshield stock, tools, and equipment. The property is zoned DC, providing flexibility for future business expansion or customization. The business is operational six days a week, with lease renewal options available, ensuring long-term stability. This lucrative, high-margin business is perfect for an owner-operator eager to grow in a profitable, in-demand industry, whether you're new to windshield repair or experienced. Don't miss this unique opportunity to step into a successful business in a strategic location. Contact your favorite realtor today to schedule your viewing and explore the full potential of this outstanding investment for a six figure income business. Buyers will also have an options to get hands-on-training if new to industry.

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