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AUTO SERVICE FOR SALE

Businesses and Franchises for Sale > Business for Sale





Location
Calgary, Alberta



Listing ID:
29162


MLS ID:
A2191686

\$2,299,000



 **ZAWAR CHEEMA**
 (403) 287-3880

 RE/MAX House of Real Estate
 403-287-3880

 103,105, 10985 38 Street NE, Calgary , Alberta T3N 1E7

Transaction Type

For Sale

Title

Fee Simple

Days On Market

77

Business Type

Auto Service

Zoning

DC

Subdivision

Stoney 3

Building Type

Mixed Use

Year Built

2016

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

1811540

Building Area (Sq. Ft.)

5577.00

Building Area (Sq. M.)

518.12

Construction Type

Mixed,Stucco

Foundation

Poured Concrete

Heating

Forced Air

Commercial Amenities

Compacted

Yard,Kitchen,Mezzanine,Paved

Yard,Social Rooms,Yard Lights

Access to Property

Accessible to Major Traffic Route,Airport
Nearby,Lane,Major Shopping
Center,Major Shopping Nearby,Paved
Lane,Public

Inclusions

One (1) Rotary car lift hunter wheel
alignment machine and three (3)
Frontline car lifts in the workshop area.
Air compressor. Welding machine.
Wheel balancing and tire change
machine. Oil storage Tank. Front office
furniture with reception desk and
computer.

Restrictions

None Known

Reports

Appraisal

Established and fully equipped Auto service business with property awaiting a new owner Ideally located in a high-traffic area, this is an excellent opportunity for investors, the business is month to month leased out with \$15000 gross rent per month the seller is willing to rent it back for next 10 years , with established tenants in place and plenty of parking a turn-key operative a loyal and repeated customer base offering a range of services including oil changes, brake repairs, engine diagnostics tire services strong clientele excellent location Built-in2017 this concrete-constructed building with a reinforced concrete beam foundation, features a 22 ft ceiling height on the main floor, two 14x13.5 garage doors, fully built out with a reception/seating area, office space, washrooms, and kitchen/staff room. Currently, this space is being operated by an automotive repair shop. Upstairs is being leased out as office space with private access, a communal kitchen, and a perfect setup to be used as a shared workspace. Next to the airport and surrounded by numerous growing communities. There is also an opportunity to purchase the established automotive business and equipment with dedicated clientele for those looking for a great business opportunity as well! *Please do not approach staff or enter the property without the listing Realtor's permission.

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