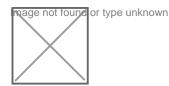


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

AUTO SERVICE FOR SALE

Businesses and Franchises for Sale > Business for Sale



LocationCalgary, Alberta

Listing ID: 29162

MLS ID: A2191686

\$2,299,000



△ ZAWAR CHEEMA

2 (403) 287-3880

RE/MAX House of Real Estate

403-287-3880

Transaction Type

For Sale

Business Type

Auto Service

Building Type

Mixed Use

Property Type Commercial

Building Area (Sq. Ft.)

5577.00

Foundation Poured Concrete

Access to Property

Accessible to Major Traffic Route, Airport Nearby, Lane, Major Shopping

Center, Major Shopping Nearby, Paved

Lane, Public

Reports

Appraisal

Title

Fee Simple

Zoning DC

Year Built

2016

Property Sub Type

Mixed Use

Building Area (Sq. M.)

518.12

Heating

Forced Air

Inclusions

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

One (1) Rotary car lift hunter wheel alignment machine and three (3)

computer.

Days On Market

77

Subdivision

Stoney 3

Structure Type

Industrial

Legal Plan

1811540

Construction Type

Mixed.Stucco

Commercial Amenities

Compacted

Yard, Kitchen, Mezzanine, Paved Yard, Social Rooms, Yard Lights

Restrictions

None Known

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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