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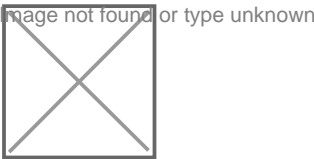
Regional Contact

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AUTO SERVICE FOR LEASE



Commercial Real Estate > Commercial Property for Lease




Location Calgary, Alberta	Listing ID: 31192	MLS ID: A2198214	\$129,000
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 **JIM LEE**
 (403) 617-0438

 Century 21 Bravo Realty
 403-250-2882


22a, 416 Meridian Road SE, Calgary , Alberta T2A 1X2

Transaction Type

For Lease

Days On Market

125

Lease Amount

5075.00

Lease Frequency

Monthly

Subdivision

Meridian

Building Type

See Remarks

Year Built

1977

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Business

Building Area (Sq. Ft.)

2503.00

Building Area (Sq. M.)

232.53

Inclusions

seller to provide equipment list

Restrictions

Call Lister, Landlord Approval

Reports

Formal Lease

Turnkey detailing business (13 years) with mechanic set up for sale in SE Calgary with easy access from Barlow Trail, minutes away from Memorial Trail and Deerfoot Trail. Full air makeup system, 12,000lbs Hoist, tire machine, balancer and compressor system. Newer (1 year old) heated pressure washer with detailing station, chemicals and washer/dryer for convenience . Commercial bay with front reception, main office, second office, full kitchen/staff room, extra storage room, handicap bathroom and staff bathroom at rear workspace. Extra storage with mezzanine that offers extra storage for tires, car parts and other items. Reasonable rent for this size of bay at \$5,075/month including operating costs, lease has over 3.5 years left and one option to renew (5) years. Good amount of parking with 3 at the front of the business, 2 at the side and 4 at the rear for patrons and overflow parking. Build on the existing customer base and bring your own existing customers to be your own boss.

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