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## AUTO REPAIR-SPECIALTY,AUTO SERVICE FOR SALE



Businesses and Franchises for Sale > Business for Sale

**Location**  
Calgary, Alberta

**Listing ID:**  
33310

**MLS ID:**  
A2275521

**\$1,875,000**



 **NASEEM AHMAD**  
 (403) 287-3880

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

 3505 32 Street NE, Calgary , Alberta T1Y 5Y9

**Transaction Type**

For Sale

**Transaction Type**

For Sale

**Days On Market**

107

**Days On Market**

153

**Business Type**

Auto Repair-Specialty,Auto Service

**Zoning**

I-G

**Zoning**

I-G

**Subdivision**

Horizon

**Subdivision**

Horizon

**Year Built**

1982

**Year Built**

1982

**Structure Type**

Industrial

**Structure Type**

Industrial

**Property Type**

Commercial

**Property Type**

Commercial

**Property Sub Type**

Industrial

**Property Sub Type**

Industrial

**Legal Plan**

9410984

**Legal Plan**

9410984

**Building Area (Sq. Ft.)**

5013.00

**Building Area (Sq. Ft.)**

5013.00

**Building Area (Sq. M.)**

465.72

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465.72

**Inclusions**

Everything Included except personal and special tool boxes

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Everything Included except personal and special tool boxes

**Restrictions**

Condo/Strata Approval

**Restrictions**

Condo/Strata Approval

**Reports**

Floor Plans

**Reports**

Floor Plans

Exceptional opportunity to acquire a fully operational automotive mechanic shop together with the commercial property. This 5,000 sq. ft. corner unit offers excellent exposure and accessibility, featuring 12 on-site parking spaces and two overhead bay doors. The shop is fully equipped and approved for a broad range of services, including general mechanical repairs, wheel alignment, Uber, Taxi & Limo inspections, and out-of-province inspections. The business is well established with a strong and loyal clientele. As per the owner, the business generates approximately \$1.2 million in annual sales. This turn-key operation is ideal for an owner-operator or investor seeking both business ownership and real estate in a high-demand location. A rare opportunity to own both the business and the property.

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