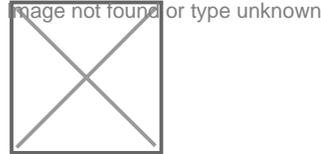


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

AUTO REPAIR-SPECIALTY,AUTO SERVICE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
33938

MLS ID:
A2283944

\$279,900



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

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

 Calgary , Alberta

Transaction Type For Lease	Days On Market 80	Lease Amount 8100.00
Lease Frequency Monthly	Zoning I-G	Year Built 1981
Structure Type Industrial	Property Type Commercial	Property Sub Type Business
Building Area (Sq. Ft.) 5784.00	Building Area (Sq. M.) 537.35	Lot Size (Sq. Ft.) 44498
Lot Size (Acres) 1.02	Inclusions none	Restrictions Board Approval
Reports None		

WOW — what a location! Exceptional opportunity to own a 6,000 SQ.FT. automotive workshop in a prime, high-exposure area. The property features 40+ parking stalls, fully gated and fenced, making it ideal for an auto dealership license, detailing shop, or mechanical operation. The workshop offers two bays combined and is fully equipped with top-of-the-line Rotary and Atlas 5 hoists, along with a front-line wheel alignment machine. The wheel alignment system has been recently upgraded, and all hoists are professionally inspected annually, ensuring peace of mind and operational efficiency. The seller has been in the mechanical industry for over 30 years, with strong and proven gross revenue. This is a turn-key business requiring minimal investment, allowing you to generate profit from day one. A rare opportunity for owner-operators or investors looking to step into a well-established, profitable automotive business.

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