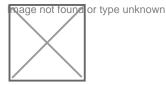


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **AUTO SERVICE FOR SALE**

Businesses and Franchises for Sale > Business for Sale



**Location** High Prairie, Alberta Listing ID: 27853

MLS ID: A2110325

\$259,000



- **△ DEBBIE NELSON**
- **2** (780) 523-4001
- Royal LePage P.V.R. Realty
- **2** 780-523-4001

rM1

5107 And 5109, 48 Street , High Prairie , Alberta  $\,$  T0G 1E0  $\,$ 

Transaction Type Title

For Sale Fee Simple 550

Business TypeZoningSubdivisionAuto ServiceC3NONE

Year BuiltStructure TypeProperty Type2000Low Rise (2-4 stories)Commercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

**Days On Market** 

Industrial 7652BG 3000.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

278.71 11880 0.27

Construction TypeRoofFoundationMetal Frame, Metal SidingMetalPoured Concrete

Electric Cooling Heating

220 Volts,Three Phase None Forced Air,Natural Gas

Lot Features Commercial Amenities Access to Property

Floor Drain(s)/Grease Front and Rear Drive access,On Major

Trap(s), Mezzanine Traffic Route, Paved Road

Inclusions Restrictions Reports

Counters and shelves None Known RPR with Compliance

Commercial Opportunity on High Traffic Route! This well established building currently operating as a thriving Auto Service business with a great customer base features aprox 3000sq/ft. of operational space. Three bays fully heated and serviced with water and sewer, two 10'x'10' overhead doors and one 10'x12', a Mezzanine, 13'.11 x 17' front office space, and bathroom situated on three 33'x120' lots with ample parking and front and rear access. Recent upgrades include fencing,1000 yards of gravel on south lot, 31'x31' addition(3rd bay) with infloor and overhead heat, North and South exterior walls reconstructed and insulated, nonfading bulletproof plexiglass front windows , front door and led lighting. Upgraded Equipment is optional. Ready and waiting for you to either step in and take over or create your own ideas. Call today!

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