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AUTO DEALER FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Edmonton, Alberta



Listing ID:
29540


MLS ID:
A2197160

\$798,487



 **SAM PATEL**
 (587) 582-6032

 Greater Property Group
 800-899-1217

 123 Motor Street , Edmonton , Alberta T6M 0G8

Transaction Type For Sale	Transaction Type For Lease	Days On Market 14
Days On Market 124	Business Type Auto Dealer	Lease Amount 6750.00
Lease Frequency Monthly	Subdivision The Hamptons	Subdivision The Hamptons
Year Built 2010	Year Built 2010	Structure Type Other
Structure Type Other	Property Type Commercial	Property Type Commercial
Property Sub Type Business	Property Sub Type Business	Building Area (Sq. Ft.) 3000.00
Building Area (Sq. Ft.) 3000.00	Building Area (Sq. M.) 278.71	Building Area (Sq. M.) 278.71
Inclusions Assets included in the sale worth \$23,000.00 (1. 2014 RAM 2500 2. Forklift 3. Office Furniture)	Inclusions Assets included in the sale worth \$23,000.00 (1. 2014 RAM 2500 2. Forklift 3. Office Furniture)	Restrictions Call Lister
Restrictions Call Lister	Reports Call Lister, Chattel/Equipment	Reports Call Lister, Chattel/Equipment

An AMVIC-licensed dealership specializing in pre-owned ATVs, snowmobiles, side-by-sides, cargo/utility trailers, and toy haulers, with a robust lender portal offering multiple financing options. The business employs a strong digital marketing strategy across Instagram, Kijiji, Facebook Marketplace, and Google Ads to maximize visibility and lead generation. Located in a high-traffic area, it features 0.85 acres of yard space and a 3,000 sq. ft. building with a garage. The lease is \$6,750/month, with the garage subleased for \$3,000/month, covering half of the utilities, and expires April 30, 2028. Inventory valued at \$700,000 is not included in the sale, and the new owner must qualify for existing floor plan financing. A turnkey opportunity with an established presence and room for growth. *** This is business assets sale only, real property is not included. ***

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