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## **AGRICULTURE, AUTO PARTS FOR SALE**

Businesses and Franchises for Sale > Business for Sale



**Location** Hardisty, Alberta Listing ID:

29570

MLS ID: A2197745

\$2,100,000



**CONNIE BERINGER** 

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4624 47 Street , Hardisty , Alberta T0B1V0

**Transaction Type** 

For Sale

**Days On Market** 

**Business Name** Comrades Parts and Accessories

**Business Type** 

Agriculture, Auto Parts

Zoning Industrial

267

Subdivision

Structure Type

Hardisty

**Building Type** 

Mixed Use, Street Level Storefront, Warehouse

Year Built 1996

Industrial

**Property Type** 

Commercial

**Property Sub Type** 

Legal Plan

Industrial

7721166

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

6000.00

Building Area (Sq. M.)

557.41

Lot Size (Sq. Ft.)

46173

Lot Size (Acres)

1.06

Lot Features

Back Lane, Corner Lot, Level, Street

Lighting

**Access to Property** 

Back Alley Access, Front and Rear Drive access, Direct Access, Gravel Lane

Inclusions

All stock in the store, office equipment, 1 sea can for storage, all signage, fork lift, hydraulic fitting machine, pallet jack

Restrictions

None Known

Reports

**Financial Statements** 

An opportunity to aquire this well established non franchised business that has been a pillar of the community and surrounding area since 1996. Comrades Parts and Accessories has been providing service to local patrons, agriculture and oil field industries with a strong customer base. The building boast 6000 sq ft of store space with 1 washroom. Ample room for storage and large store front area. The store carries a wide selection of auto parts for all makes and models of passenger vehicles as well and parts for large trucks, farm and ranch supplies, safety clothing and accessories just to mention a few items. A fully equipped hydraulic room with hydraulic fittings and crimping machine. The lot is a total of 1.06 acres with lots of room to expand. The front area of the lot is surrounded by a 6ft chain link fence. Prime Location: High-traffic area with strong visibility. Ground level unloading and back ally drop off with access for large trucks. This thriving business employees 3 full time and 1 part time employees. Store hours Monday to Friday 8am -5pm and Saturdays 9am to 1 pm.

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