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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**
 (780) 888-7202

 Clear Choice Realty
 780-888-7202

 4624 47 Street , Hardisty , Alberta T0B1V0

Transaction Type

For Sale

Days On Market

122

Business Name

Comrades Parts and Accessories

Business Type

Agriculture,Auto Parts

Zoning

Industrial

Subdivision

Hardisty

Building TypeMixed Use,Street Level
Storefront,Warehouse**Year Built**

1996

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

7721166

Building Area (Sq. Ft.)

6000.00

Building Area (Sq. M.)

557.41

Lot Size (Sq. Ft.)

46173

Lot Size (Acres)

1.06

Lot FeaturesBack 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 acquire 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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