

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.

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 458	Business Name Comrades Parts and Accessories
Business Type Agriculture,Auto Parts	Zoning Industrial	Subdivision Hardisty
Building Type Mixed 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 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 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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.