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AUTO REPAIR-SPECIALTY,AUTO SERVICE FOR SALE

Businesses and Franchises for Sale > Business for Sale





Location
Bentley, Alberta



Listing ID:
30916


MLS ID:
A2227422

\$480,000



 **NICOLE BLAIR**
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 403-227-5571

 4806 52nd Street , Bentley , Alberta T0C 0J0

Looking for a great shop AND lot? Look no further ~ located in the town of Bentley ~ just between Highway 12 and 12A, on a 1.16 acre lot complete with a 42 x 62 shop. The shop has 16' walls, 3 x 12'x12' overhead doors at the front; all 3 were framed at time of build to accommodate 14' high doors. There is one 12' x 14' overhead door on the West side of the building. Customers can wait in the foyer that is complete with a 2pcs bathroom. The office that looks into the foyer is 8' x 13' with great access to the main shop, or the 13' x 15' back storage room with another 2 pcs staff bathroom. Above the foyer, office and back storage is a 14' x 41' mezzanine that is great for storage and parts. The office/mezzanine was framed in a way that it could be taken out for one big open shop ~ you decide! About half of the lot has a good gravel base for parking in all weather, the rest or back half of the lot is sandy clay. The building was built in 2006 has a floor drain that has a separator so that no oils will go into the sewer. Immediate possession is available. Phase one environmental site assessment has been completed.

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