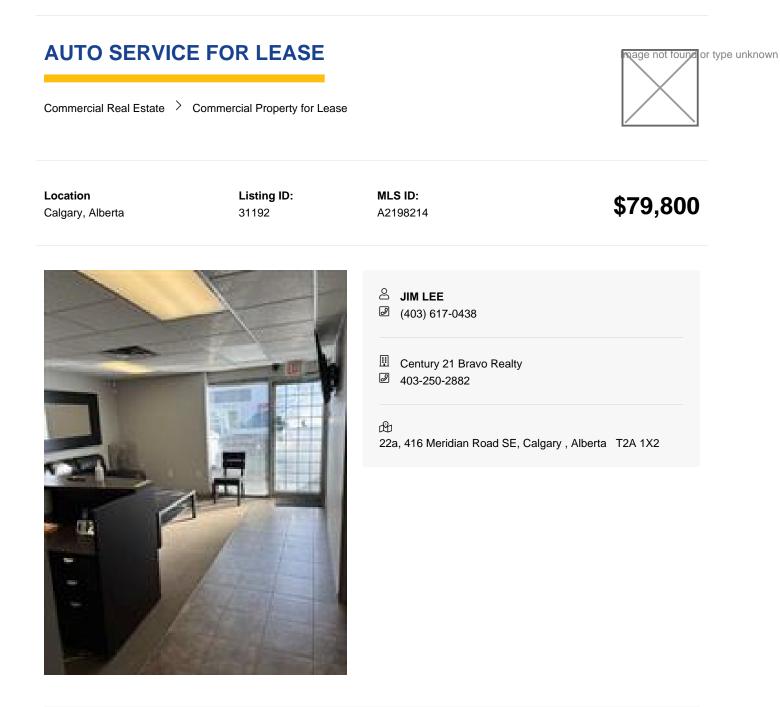


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Transaction Type For Lease

Lease Frequency Monthly

Year Built 1977

Property Sub Type Business

Inclusions seller to provide equipment list Days On Market 188

Subdivision Meridian

Structure Type Industrial

Building Area (Sq. Ft.) 2503.00

Restrictions Call Lister,Landlord Approval Lease Amount 5075.00

Building Type See Remarks

Property Type Commercial

Building Area (Sq. M.) 232.53

Reports Formal Lease

Turnkey detailing business (13 years) with mechanic set up for sale in SE Calgary with easy access from Barlow Trail, minutes away from Memorial Trail and Deerfoot Trail. Full air makeup system, 12,000lbs Hoist, tire machine, balancer and compressor system. Newer (1 year old) heated pressure washer with detailing station, chemicals and washer/dryer for convenience . Commercial bay with front reception, main office, second office, full kitchen/staff room, extra storage room, handicap bathroom and staff bathroom at rear workspace. Extra storage with mezzanine that offers extra storage for tires, car parts and other items. Reasonable rent for this size of bay at \$5,075/month including operating costs, lease has over 3.5 years left and one option to renew (5) years. Good amount of parking with 3 at the front of the business, 2 at the side and 4 at the rear for patrons and overflow parking. Build on the existing customer base and bring your own existing customers to be your own boss.

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