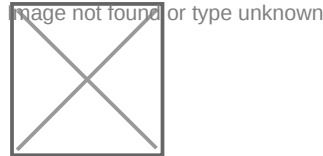


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

AUTO REPAIR-SPECIALTY FOR SALE

Businesses and Franchises for Sale > Business for Sale



Location
Calgary, Alberta

Listing ID:
32106

MLS ID:
A2256713

\$2,299,000



 **ZAWAR CHEEMA**
 (403) 287-3880

 RE/MAX House of Real Estate
 403-287-3880

 103,105, 10985 38 Street NE, Calgary , Alberta T3N 1E7

Established and fully equipped Auto service business with property awaiting a new owner Ideally located in a high-traffic area, this is an excellent opportunity for investors, the business is month to month leased out with \$15000 gross rent per month the seller is willing to rent it back for next 10 years, with established tenants in place and plenty of parking a turn-key operative a loyal and repeated customer base offering a range of services including oil changes, brake repairs, engine diagnostics tire services strong clientele excellent location Built-in 2017 this concrete-constructed building with a reinforced concrete beam foundation, features a 22 ft ceiling height on the main floor, two 14x13.5 garage doors, fully built out with a reception/seating area, office space, washrooms, and kitchen/staff room. Currently, this space is being operated by an automotive repair shop. Upstairs is being leased out as office space with private access, a communal kitchen, and a perfect setup for use as a shared workspace. Next to the airport and surrounded by numerous growing communities. There is also an opportunity to purchase the established automotive business and equipment with a dedicated clientele for those looking for a great business opportunity as well! *Please do not approach staff or enter the property without the listing Realtor's permission.

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