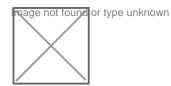


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **AUTO REPAIR-SPECIALTY, AUTO SERVICE FOR SALE**

Businesses and Franchises for Sale > Business for Sale



Location Calgary, Alberta Listing ID:

MLS ID: 32213 A2258841

\$265,000



- **△** GURBINDER KAUR
- (403) 430-2800
- □ CIR Realty
- **403-291-4440**
- Calgary , Alberta

Transaction Type Days On Market Business Type

For Sale 60 Auto Repair-Specialty, Auto Service

**Zoning** Year Built Structure Type I-G 1960 Industrial

Property Type Property Sub Type Building Area (Sq. Ft.)

Commercial Industrial 12000.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

1114.83 52506 1.21

Inclusions Restrictions Reports

N/A None Known Financial Statements, Leases

Exceptional Opportunity in SE Calgary Acquire a highly profitable, well-established automotive maintenance and repair business. Operating since 2023, this shop has built a loyal, repeat clientele and delivers consistent monthly revenue. The 3,850 sq ft facility features a spacious service bay with three hoists, a large fenced front yard for tire storage, back yard parking and customer parking in front. A favorable lease with renewal options is already in place, offering low rent relative to revenue. The business is fully staffed, allowing for a smooth transition—ideal for a hands-on mechanic or an investor seeking a turnkey operation. Financial statements available to qualified buyers under NDA.

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