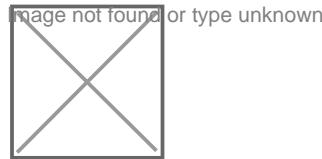


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

AUTO REPAIR-SPECIALTY,AUTO SERVICE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta

Listing ID:
32213

MLS ID:
A2258841

\$265,000



 **GURBINDER KAUR**
 (403) 430-2800

 CIR Realty
 403-291-4440

 Calgary , Alberta

Transaction Type	Transaction Type	Days On Market
For Sale	For Lease	110
Days On Market	Business Type	Lease Amount
112	Auto Repair-Specialty,Auto Service	5775.00
Lease Frequency	Zoning	Zoning
Monthly	I-G	I-G
Year Built	Year Built	Structure Type
1960	1960	Industrial
Structure Type	Property Type	Property Type
Industrial	Commercial	Commercial
Property Sub Type	Property Sub Type	Building Area (Sq. Ft.)
Industrial	Industrial	3850.00
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Building Area (Sq. M.)
3850.00	357.67	357.67
Lot Size (Sq. Ft.)	Lot Size (Sq. Ft.)	Lot Size (Acres)
52506	52506	1.21
Lot Size (Acres)	Inclusions	Inclusions
1.21	N/A	N/A
Restrictions	Restrictions	Reports
None Known	None Known	Financial Statements,Leases
Reports		
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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