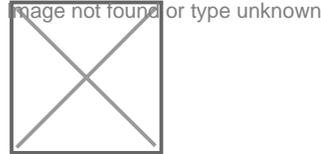


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

AUTO PARTS,AUTO REPAIR-SPECIALTY,AUTO SERVICE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Edmonton, Alberta

Listing ID:
32357

MLS ID:
A2257260

\$900,000



 **SAM PATEL**
 (587) 582-6032

 First Place Realty
 403-547-8401

 Edmonton , Alberta

| | | |
|--|---|---|
| Transaction Type For Lease | Days On Market 155 | Lease Amount 10750.00 |
| Lease Frequency Monthly | Structure Type Industrial | Property Type Commercial |
| Property Sub Type Industrial | Building Area (Sq. Ft.) 5950.00 | Building Area (Sq. M.) 552.77 |
| Inclusions Equipment List will be provided upon signing the NDA. | Restrictions Call Lister, Landlord Approval | Reports Chattel/Equipment, Financial Statements, Leases |

Auto Repair Shop Business for Sale in Edmonton! This well-established turnkey operation has proudly served the community since 1986, evolving from a tire shop into a full-service muffler and auto repair facility. The 5,950 sq. ft. shop features 9 bays in a prime, high-visibility location that now benefits from increased traffic on Fort Road due to the Yellowhead Trail freeway project. Fully equipped and staffed with experienced technicians, the business offers a wide range of services including OOP (Out-of-Province) and insurance inspections, custom exhaust systems, brakes, oil changes, wheel alignments, suspension, tires, transmission flushes, batteries, and more. With a loyal customer base, strong reputation, and proven systems, this is an excellent opportunity for an entrepreneur to acquire a thriving, fully operational business. Don't miss out—contact us today for more details! *** Business Asset Sale – Real Estate not included. ***

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