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## **AUTO BODY FOR LEASE**

Commercial Real Estate > Commercial Property for Lease

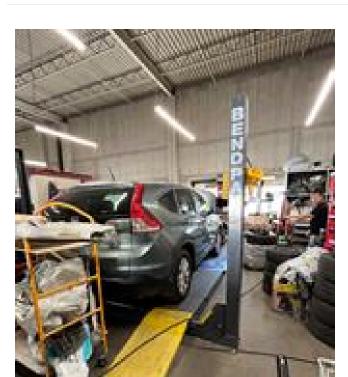


**Location**Calgary, Alberta

Listing ID: 32556

MLS ID: A2265099

\$699,000



- <sup>△</sup> LARRY TANG
- **(403) 630-4288**
- TREC The Real Estate Company
- **403-270-4060**
- 4261 23 Street NE, Calgary , Alberta T2E 6Y2

**Transaction Type** 

For Lease

**Lease Frequency** 

Monthly

**Building Type**Condo Complex

Property Type Commercial

Building Area (Sq. M.)

655.89

Reports

Financial Statements

**Days On Market** 

2

Lease Term Renewal Option

Year Built 2000

**Property Sub Type** 

**Business** 

Inclusions

Equipment list attached

**Lease Amount** 

9000.00

Subdivision

Sunridge

Structure Type

Industrial

**Building Area (Sq. Ft.)** 

7060.00

Restrictions

Building Restriction, Lease Restriction

This large Auto Body repair shop is one of the most successful and busiest shop in Calgary. Total 4 bays with 7000 SQF shop space. The shop owners operate the business for over many years and this shop is one of the ALL-STATE INSURANCE authorized and designated auto body agent and service. Excellent review from past clienteles and they equip with most modern and newer equipment that includes Garmat Paint spray booth, Prime room, CHIEF PULSE Frame machine, HUTER HAWKEYE ELITE 4000 bls Alignment machine, brand new AC charger, AUTO PULSE 220M3 Welding machine, and many more equipment that stated in the Equipment list. Very reasonable rent approximates of \$10000 per month (\$5295 of Net rent plus \$4400 operating cost) with brand new 5+5-year lease term. The shop's capacity with over 10 vehicles that parked inside for service plus many other parking stalls at the front and back of the shop. Excellent record for revenue in last few years with very satisfactory net income return. Shop owners believe that with the talented, skillful, experience & hard working operators taking over this shop will get their investment back in about two years.

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