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## AUTO BODY,AUTO REPAIR-SPECIALTY,AUTO SERVICE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Morinville, Alberta

**Listing ID:**  
32969

**MLS ID:**  
A2271355

**\$279,000**



 **TARJINDER DHILLON**  
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 Century 21 Bravo Realty  
 403-250-2882

 Morinville , Alberta

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 74	<b>Lease Amount</b> 7.07
<b>Lease Frequency</b> Annually	<b>Year Built</b> 2014	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Building Area (Sq. Ft.)</b> 5750.00
<b>Building Area (Sq. M.)</b> 534.19	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b> None		

Prime location with outstanding exposure and quick access to Hwy 2. This well-established automotive service facility/business offers 6 full bays with overhead doors, a scissors lift, a compartment sump, making it ideal for a wide range of mechanical and automotive repair operations. The building features a professionally finished reception area that creates a strong first impression for customers and supports smooth day-to-day workflow. Opportunity to purchase the spa and laser studio business located on the upper level, adding attractive income potential or the ability to expand into a complementary business model.

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