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3505 32 STREET NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
33310


MLS ID:
A2275521

\$1,875,000



 **NASEEM AHMAD**
 (403) 287-3880

 RE/MAX House of Real Estate
 403-287-3880

 3505 32 Street NE, Calgary , Alberta T1Y 5Y9

Transaction Type

For Sale

Zoning

I-G

Subdivision

Horizon

Year Built

1982

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

9410984

Building Area (Sq. Ft.)

53959.48

Building Area (Sq. M.)

5012.96

Inclusions

Everything Included except personal and special tool boxes

Restrictions

Condo/Strata Approval

Reports

Floor Plans

Exceptional opportunity to acquire a fully operational automotive mechanic shop together with the commercial property. This 5,000 sq. ft. corner unit offers excellent exposure and accessibility, featuring 12 on-site parking spaces and two overhead bay doors. The shop is fully equipped and approved for a broad range of services, including general mechanical repairs, wheel alignment, Uber, Taxi & Limo inspections, and out-of-province inspections. The business is well established with a strong and loyal clientele. As per the owner, the business generates approximately \$1.2 million in annual sales. This turn-key operation is ideal for an owner-operator or investor seeking both business ownership and real estate in a high-demand location. A rare opportunity to own both the business and the property.

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