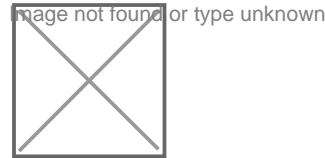


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

EXCEPTIONAL OPPORTUNITY TO ACQUIRE A FULLY LICENSED AUTO MECHANIC, AUTOBODY AND FACILITY SERVICE...



Commercial Real Estate > Commercial Property for Lease



Location
Edmonton, Alberta



Listing ID:
33669


MLS ID:
A2280380

\$400,000



 **JAZZ GOGIA**
 (780) 224-7565

 eXp Realty
 403-262-7653

 Edmonton , Alberta

Transaction Type	Days On Market	Lease Amount
For Lease	12	9500.00
Lease Frequency	Year Built	Structure Type
Monthly	1965	Industrial
Property Type	Property Sub Type	Building Area (Sq. Ft.)
Commercial	Mixed Use	5000.00
Building Area (Sq. M.)	Inclusions	Restrictions
464.51	N/A	None Known
Reports		
Call Lister		

Exceptional opportunity to acquire a fully licensed auto mechanic, autobody and facility service centre with over a decade of successful operation and a strong reputation for dependable service. The ±5,000 SF facility is offered at an attractive monthly rent of \$9,500 and produces consistent, healthy revenue while providing a full suite of automotive repair and maintenance services. The shop is fully equipped with three 10,000-lb hoists and one 15,000-lb hoist allowing for efficient servicing of a broad range of vehicles, including light trucks and commercial units, as well as John Bean Alignment Machine, Air Make up unit, and Frame Machine. An option to lease an additional ±8,000 SF yard offers excellent flexibility for vehicle storage or future expansion and an option to takeover all the existing licenses. The property also benefits from 14 on-site parking stalls conveniently located at the front and rear of the building. This turnkey operation is ideal for an owner-operator or investor seeking a proven, income-generating auto repair business in a prime Edmonton location.

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