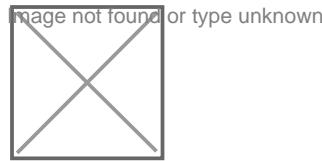


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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

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