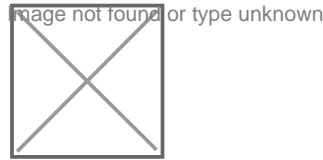


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

AUTO PARTS,AUTO REPAIR-SPECIALTY,AUTO SERVICE,COMMERCIAL ,INDUSTRIAL ,MIXED,OTHER,TRANSPORTATION,WAREHOUSE FOR LEASE






Commercial Real Estate > Commercial Property for Lease

Location Calgary, Alberta	Listing ID: 33741	MLS ID: A2281627	\$150,000
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 **NIRWAIR SINGH BAJWA**
 (587) 284-9422

 eXp Realty
 403-262-7653

 Calgary , Alberta

Transaction Type For Lease	Title Leasehold	Days On Market 69
Lease Amount 5694.00	Lease Frequency Monthly	Zoning I-G
Building Type Commercial Mix	Year Built 2017	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Building Area (Sq. Ft.) 3511.00
Building Area (Sq. M.) 326.18	Commercial Amenities Exhaust Fan(s),Laundry Facility,Mezzanine,Outside Storage,Parking-Extra,Storage	Inclusions list provided by seller
Restrictions None Known	Reports Leases	

Excellent opportunity to acquire a fully certified heavy-duty truck repair shop in prime Southeast Calgary, operating as a certified facility since 2017 with a strong and established presence in the industry. This well-maintained two-units together to 3,500+ sqft features two 16-ft high automatic overhead doors, two man doors, one full washroom, dedicated laundry service area, office space, and a mezzanine level providing additional storage and housing for the air compressor. The shop is fully equipped and certified, offering high-voltage electrical capacity suitable for advanced diagnostics, engine overhauls, and major mechanical work. Included in the sale is a comprehensive equipment package, featuring diagnostic equipment, tools, pressure washer, air compressor, oil collection systems, pumps, forklift, and all essential heavy-duty truck repair equipment required for day-to-day operations. The property offers 8–10 truck parking stalls on site, providing excellent accessibility for fleets and owner-operators. Strategically located near major truck yards, rail yards, and industrial corridors, ensuring consistent traffic and ease of access for clients. The current owner maintains strong contracts with fleet operators and independent owner-operators, offering immediate revenue potential. The business benefits from a very nominal and highly competitive lease rate, a rare find in this area. Full lease details available upon execution of an NDA. Offered at a very reasonable asking price of \$150,000, this is an ideal opportunity for a Red Seal heavy-duty mechanic, technician, or industry professional looking to own and operate a turnkey truck repair business in a prime location. A rare chance to secure a certified, fully equipped truck repair facility at an excellent lease rate in one of Calgary's most sought-after industrial locations.

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