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12627 FORT ROAD NW FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Edmonton, Alberta



Listing ID:
34408


MLS ID:
A2293069

\$900,000



 **SAM PATEL**
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 12627 Fort Road NW, Edmonton , Alberta T5C 3C2

Transaction Type For Lease	Days On Market 23	Lease Amount 10750.00
Lease Frequency Monthly	Subdivision Balwin	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Building Area (Sq. Ft.) 5950.00
Building Area (Sq. M.) 552.77	Inclusions NA	Restrictions Call Lister, Landlord Approval

Reports

Chattel/Equipment, Financial Statements, Leases

Auto repair shop business for sale in Edmonton with over 40 (Forty) years of continuous operation. Established in 1986, this long-standing business has grown from a tire shop into a full-service muffler and automotive repair facility. The 5,950 sq. ft. shop features 9 (nine) fully equipped service bays. It is located in a highly visible, high-traffic area along Fort Road with increased exposure from the Yellowhead Trail freeway project. Services include Out-of-Province and insurance inspections, custom exhaust work, brakes, oil changes, wheel alignments, suspension repairs, tires, transmission flushes, and batteries. The business is fully equipped and staffed by experienced technicians. It benefits from an established customer base and a strong reputation in the community. Efficient operating systems are already in place, making this a turnkey opportunity. There is potential to convert the operation to a used auto dealership, subject to municipal approval. ***Business Asset Sale only – Real-estate is not included.***

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