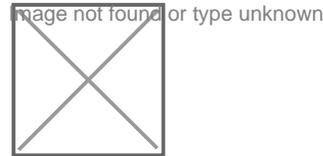


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## AN EXCEPTIONAL OPPORTUNITY TO ACQUIRE A FULLY TURNKEY TIRE AND WHEEL SERVICE BUSINESS IN A PRIME...



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta

**Listing ID:**  
34471

**MLS ID:**  
A2294485

**\$100,000**



 **HARSHPREET BAWA**  
 (403) 262-7653

 eXp Realty  
 403-262-7653

 Calgary , Alberta

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 1	<b>Year Built</b> 1990
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business
<b>Building Area (Sq. Ft.)</b> 1996.00	<b>Building Area (Sq. M.)</b> 185.43	<b>Inclusions</b> N/A
<b>Restrictions</b> Landlord Approval	<b>Reports</b> Audited Financial Statements, Call Lister, Chattel/Equipment, Formal Lease	

An exceptional opportunity to acquire a fully turnkey tire and wheel service business in a prime industrial location in Calgary. This well-established operation is ideally set up for immediate takeover, featuring a fully built-out shop with existing improvements, equipment, and operational setup already in place - allowing a seamless transition for a new owner. This opportunity is perfectly suited for an owner-operator or group looking to step into a ready-to-run business, or for an existing group seeking to expand its footprint.

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