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## AUTO SERVICE FOR SALE

Businesses and Franchises for Sale > Business for Sale



**Location**  
High Prairie, Alberta

**Listing ID:**  
34617

**MLS ID:**  
A2291521

**\$225,000**



 **DEBBIE NELSON**  
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 5109, 48 Street , High Prairie , Alberta T0G 1E0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 63
<b>Business Type</b> Auto Service	<b>Zoning</b> C3	<b>Subdivision</b> NONE
<b>Year Built</b> 2000	<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 7652BG	<b>Building Area (Sq. Ft.)</b> 3000.00
<b>Building Area (Sq. M.)</b> 278.71	<b>Lot Size (Sq. Ft.)</b> 11880	<b>Lot Size (Acres)</b> 0.27
<b>Construction Type</b> Metal Frame,Metal Siding	<b>Roof</b> Metal	<b>Foundation</b> Poured Concrete
<b>Electric</b> 220 Volts,Three Phase	<b>Cooling</b> None	<b>Heating</b> Forced Air,Natural Gas
<b>Lot Features</b> Back Lane,Level	<b>Commercial Amenities</b> Floor Drain(s)/Grease Trap(s),Mezzanine	<b>Access to Property</b> Front and Rear Drive access,On Major Traffic Route,Paved Road
<b>Inclusions</b> Counters and Shelves	<b>Restrictions</b> None Known	<b>Reports</b> RPR with Compliance

Commercial Opportunity on High Traffic Route! This well established building currently operating as a thriving Auto Service business with a great customer base features aprox 3000sq/ft. of operational space. Three bays fully heated and serviced with water and sewer, two 10'x10' overhead doors and one 10'x12', a Mezzanine, 13'.11 x 17' front office space, and bathroom situated on three 33'x120' lots with ample parking and front and rear access. Recent upgrades include fencing,, 31'x31' addition(3rd bay) with infloor and overhead heat, North and South exterior walls reconstructed and insulated, nonfading bulletproof plexiglass front windows , front door and led lighting. Upgraded Equipment is optional. Ready and waiting for you to either step in and take over or create your own ideas. Call today!

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