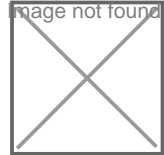


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

AUTO REPAIR-SPECIALTY,AUTO SERVICE FOR LEASE

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Commercial Real Estate > Commercial Property for Lease

Location

Calgary, Alberta

Listing ID:



35033



MLS ID:


A2305445

\$499,999



 **KULWINDER GILL**
 (825) 733-3796

 LPT Realty
 877-366-2213

 6019 1A Street SW, Calgary , Alberta T2H 0G5

Transaction Type For Lease	Days On Market 1	Lease Amount 8082.08
Lease Frequency Monthly	Zoning I-C	Subdivision Manchester
Year Built 1975	Structure Type Industrial	Property Type Commercial
Property Sub Type Business	Building Area (Sq. Ft.) 5705.00	Building Area (Sq. M.) 530.01
Inclusions n/a	Restrictions None Known	Reports Information Package

Rare opportunity to acquire a fully equipped automotive workshop operating in the highly sought after Manchester industrial area just minutes from Chinook Centre with excellent connectivity to Macleod Trail and major roadways. This well located facility offers approximately 5,705 sq. ft. of functional shop space and features service bays (ideal for high volume operations) along with ample on site parking for customers and staff. The layout is efficient and designed to handle both retail and commercial automotive traffic. The shop is fully outfitted with professional grade equipment, including 4-post Rotary hoist and multiple 2-post hoists (multi-bay operation ready) Complete tire service setup with tire machines and balancers, Wheel alignment system (John Bean), A/C service machine, coolant & brake flush systems, Industrial air compressor system with tank & dryer, Oil storage and drain systems, Transmission jacks, spring compressor, welder, and hydraulic press, Exhaust ventilation system and full workshop infrastructure. The business is equipped to provide a wide range of services including tire sales & installation, wheel alignments, general mechanical repairs, diagnostics, A/C servicing, oil changes, brake work and fleet/commercial services, making it a true one-stop automotive solution. This location benefits from long standing brand familiarity and customer base in the area. Turnkey opportunity in a prime central Calgary location with strong exposure, bay and high traffic flow, perfect for owner operators or investors looking to expand in the automotive service industry. Book your private tour today!

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