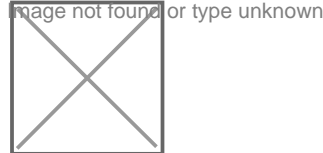


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

AUTO REPAIR-SPECIALTY,AUTO SERVICE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location

Calgary, Alberta

Listing ID:



32213



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
A2258841

\$199,000



 **GURBINDER KAUR**
 (403) 430-2800

 CIR Realty
 403-291-4440

 Calgary , Alberta

Transaction Type For Sale	Transaction Type For Lease	Days On Market 110
Days On Market 169	Business Type Auto Repair-Specialty,Auto Service	Lease Amount 5775.00
Lease Frequency Monthly	Zoning I-G	Zoning I-G
Year Built 1960	Year Built 1960	Structure Type Industrial
Structure Type Industrial	Property Type Commercial	Property Type Commercial
Property Sub Type Industrial	Property Sub Type Industrial	Building Area (Sq. Ft.) 3850.00
Building Area (Sq. Ft.) 3850.00	Building Area (Sq. M.) 357.67	Building Area (Sq. M.) 357.67
Lot Size (Sq. Ft.) 52506	Lot Size (Sq. Ft.) 52506	Lot Size (Acres) 1.21
Lot Size (Acres) 1.21	Inclusions N/A	Inclusions N/A
Restrictions None Known	Restrictions None Known	Reports Financial Statements,Leases
Reports Financial Statements,Leases		

Exceptional Opportunity in SE Calgary Acquire a highly profitable, well-established automotive maintenance and repair business. Operating since 2023, this shop has built a loyal, repeat clientele and delivers consistent monthly revenue. The 3,850 sq ft facility features a spacious service bay with three hoists, a large fenced front yard for tire storage, back yard parking and customer parking in front. A favorable lease with renewal options is already in place, offering low rent relative to revenue. The business is fully staffed, allowing for a smooth transition—ideal for a hands-on mechanic or an investor seeking a turnkey operation. Financial statements available to qualified buyers under NDA.

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