

MLS # A2258841

Calgary, Alberta

**\$265,000**



Division:	Calgary
Type:	Industrial
Bus. Type:	Auto Repair-Specialty,Auto Service
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	12,000 sq.ft.
Zoning:	I-G

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	1.21 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

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.