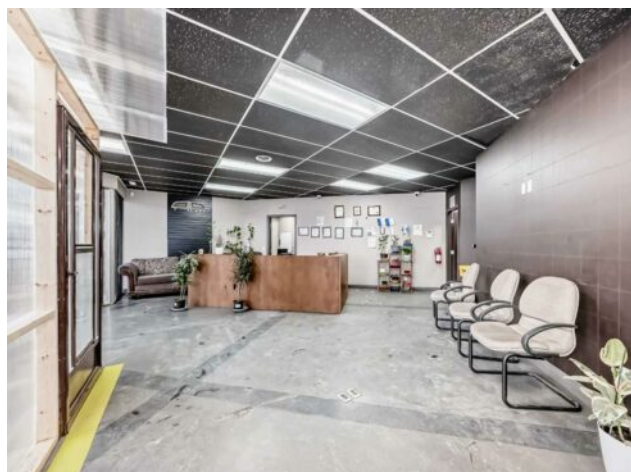


**3505 32 Street NE
Calgary, Alberta**

MLS # A2275521



\$1,875,000

Division:	Horizon
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	5,013 sq.ft.
Zoning:	I-G

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	Everything Included except personal and special tool boxes		

Exceptional opportunity to acquire a fully operational automotive mechanic shop together with the commercial property. This 5,000 sq. ft. corner unit offers excellent exposure and accessibility, featuring 12 on-site parking spaces and two overhead bay doors. The shop is fully equipped and approved for a broad range of services, including general mechanical repairs, wheel alignment, Uber, Taxi & Limo inspections, and out-of-province inspections. The business is well established with a strong and loyal clientele. As per the owner, the business generates approximately \$1.2 million in annual sales. This turn-key operation is ideal for an owner-operator or investor seeking both business ownership and real estate in a high-demand location. A rare opportunity to own both the business and the property.