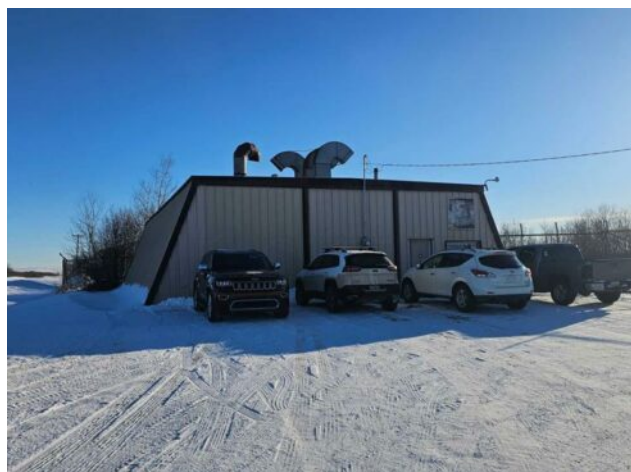


**5121 Industrial Crescent
Coronation, Alberta**

MLS # A2278848



\$250,000

| | |
|--------------------|--------------|
| Division: | NONE |
| Type: | Business |
| Bus. Type: | - |
| Sale/Lease: | For Sale |
| Bldg. Name: | MR AUTOBODY |
| Bus. Name: | - |
| Size: | 2,400 sq.ft. |
| Zoning: | C1 |

| | | | |
|--------------------|---|-----------------------|--|
| Heating: | Overhead Heater(s), Forced Air, Natural Gas | Addl. Cost: | - |
| Floors: | - | Based on Year: | - |
| Roof: | Metal | Utilities: | Electricity Connected, Natural Gas Connected, Sewer Co |
| Exterior: | Metal Frame, Metal Siding | Parking: | - |
| Water: | - | Lot Size: | - |
| Sewer: | Open Discharge | Lot Feat: | - |
| Inclusions: | NEGOTIABLE | | |

Looking for a career change or an investment that has been proven for over 50 years, then this mature site maybe what you are looking for. This business known as MR Autobody has been serving Coronation and area since 1972 with the same owner, along with many apprentices who have gone through the shop, plus even more vehicles which were repaired by experienced and caring hands. The shop is a 40x60 slant wall, with metal walls and roof, cement floor, a 10x30 paint booth, mixing area and machines, all with heat and ventilation, office space and three lots with mostly fully fenced and main yard fenced with chain link.