

3007 57 Avenue SE  
Calgary, Alberta

MLS # A2187926



## \$5,900,000

**Division:** South Foothills

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 36,435 sq.ft.

**Zoning:** I-G

**Heating:** Ceiling, Natural Gas

**Floors:** -

**Roof:** Flat

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** SCHEDULE TO BE PROVIDED

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

An Exceptional Commercial Space operating as an AUTO BODY SHOP in a highly sought-after location! INCLUDES A LEASED OFFICE SPACE, 7 BAYS, LOADING DOCK & 2 CRANES! Total size of the building is 36,435 SqFt on 1.5 Acres of land with up to 21-Foot Ceiling Height. 7,300 square feet is currently leased and serves as an ideal office space. The remaining part of the building is a fully operational auto body shop, complete with a paint booth and comprehensive automotive repair facility. Opportunities like this are rare—a property that combines office space with a thriving automotive business under one roof. This unique setup offers potential for a diverse range of business ventures for Auto Body and Paint Shop, Brewery, Car Wash, Distribution Centre or Stone Cutting and Fabrication.