

MLS # A2258841
Calgary, Alberta

\$265,000

Division:	Calgary
Type:	Industrial
Bus. Type:	Auto Repair-Specialty,Auto Service
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	3,850 sq.ft.
Zoning:	I-G

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 1.21 Acres

Lot Feat: -

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.