

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:** -**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.