

MLS # A2283944**Calgary, Alberta****\$279,900****Division:** Calgary**Type:** Business**Bus. Type:** Auto Repair-Specialty,Auto Service**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 5,784 sq.ft.**Zoning:** I-G**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** 1.02 Acres**Sewer:** -**Lot Feat:** -**Inclusions:** none

WOW — what a location! Exceptional opportunity to own a 6,000 SQ.FT. automotive workshop in a prime, high-exposure area. The property features 40+ parking stalls, fully gated and fenced, making it ideal for an auto dealership license, detailing shop, or mechanical operation. The workshop offers two bays combined and is fully equipped with top-of-the-line Rotary and Atlas 5 hoists, along with a front-line wheel alignment machine. The wheel alignment system has been recently upgraded, and all hoists are professionally inspected annually, ensuring peace of mind and operational efficiency. The seller has been in the mechanical industry for over 30 years, with strong and proven gross revenue. This is a turn-key business requiring minimal investment, allowing you to generate profit from day one. A rare opportunity for owner-operators or investors looking to step into a well-established, profitable automotive business.