

103,105, 10985 38 Street NE  
Calgary, Alberta

MLS # A2191686



# \$2,299,000

Division: Stoney 3

Type: Mixed Use

Bus. Type: Auto Service

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 5,577 sq.ft.

Zoning: DC

Heating: Forced Air

Floors: -

Roof: -

Exterior: Mixed, Stucco

Water: -

Sewer: -

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

**Inclusions:** One (1) Rotary car lift hunter wheel alignment machine and three (3) Frontline car lifts in the workshop area. Air compressor. Welding machine. Wheel balancing and tire change machine. Oil storage Tank. Front office furniture with reception desk and computer.

Established and fully equipped Auto service business with property awaiting a new owner Ideally located in a high-traffic area, this is an excellent opportunity for investors, the business is month to month leased out with \$15000 gross rent per month the seller is willing to rent it back for next 10 years , with established tenants in place and plenty of parking a turn-key operative a loyal and repeated customer base offering a range of services including oil changes, brake repairs, engine diagnostics tire services strong clientele excellent location Built-in 2017 this concrete-constructed building with a reinforced concrete beam foundation, features a 22 ft ceiling height on the main floor, two 14x13.5 garage doors, fully built out with a reception/seating area, office space, washrooms, and kitchen/staff room. Currently, this space is being operated by an automotive repair shop. Upstairs is being leased out as office space with private access, a communal kitchen, and a perfect setup to be used as a shared workspace. Next to the airport and surrounded by numerous growing communities. There is also an opportunity to purchase the established automotive business and equipment with dedicated clientele for those looking for a great business opportunity as well! \*Please do not approach staff or enter the property without the listing Realtor's permission.