

7, 4101 19 Street NE
Calgary, Alberta

MLS # A2186303



\$1,590,000

Division: North Airways

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,534 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Inventory List to be prepared

After 46 successful years, the owner is retiring and offering a fantastic opportunity to acquire a thriving auto repair business. This sale includes the building, comprehensive equipment, and goodwill. Located in a highly visible area, this business is easy for customers to find and already boasts a loyal clientele. Long-term employees are ready to stay on, ensuring a seamless transition. The facility covers a spacious 3,534 square feet, including a mezzanine area. Designed for efficiency, it features three hoists that can accommodate up to five cars simultaneously, along with two compressors. The garage also has the capacity for small buses and vans, thanks to its generous height and large garage door. It includes two washrooms and a kitchen/eating area for staff. The mezzanine offers excellent storage for inventory and customer tires, while a dedicated office space helps the manager keep operations running smoothly. An Environmental Phase II assessment has been completed and is clear. Additionally, a storage trailer in the parking lot and two newer furnaces are included in the sale, making this an all-around attractive investment.