

MLS # A2187926

Calgary, Alberta



\$6,500,000

Division: Calgary

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 36,435 sq.ft.

Zoning: I-G

Heating: Ceiling, Natural Gas

Floors: -

Roof: Flat

Exterior: -

Water: -

Sewer: -

Inclusions: SCHEDULE TO BE PROVIDED

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

An Exceptional Commercial Space operating as an AUTO BODY SHOP in a highly sought-after location! INCLUDES A LEASED OFFICE SPACE, 7 BAYS, LOADING DOCK & 2 CRANES! Total size of the building is 36,435 SqFt on 1.5 Acres of land with up to 21-Foot Ceiling Height. 7,300 square feet is currently leased and serves as an ideal office space. The remaining part of the building is a fully operational auto body shop, complete with a paint booth and comprehensive automotive repair facility. Opportunities like this are rare—a property that combines office space with a thriving automotive business under one roof. This unique setup offers potential for a diverse range of business ventures for Auto Body and Paint Shop, Brewery, Car Wash, Distribution Centre or Stone Cutting and Fabrication.