



GRASSROOTS
REALTY GROUP

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**59 East Lake Crescent NE
Airdrie, Alberta**

MLS # A2231297



\$2,888,888

Division: East Lake Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 9,660 sq.ft.

Zoning: IB-2

Heating: Other

Floors: -

Roof: Flat

Exterior: Mixed

Water: -

Sewer: -

Inclusions: na

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: Other

100% LEASED**CASH COW WITH NUMEROUS RENOVATIONS ** This prime income-generating investment is located on approximately 1.07 acres, just minutes from the main highway. Previously a car wash equipped with 12' and 16' overhead doors, the property has been converted into a mechanic shop for cars and trucks, a car dealership, and outdoor storage. Current tenants are a Heavy duty Mechanic pay.... Automotive Mechanic Shop.... Two trailers rented out to (Two car dealerships)... Land size, property taxes, and building dimensions to be confirmed for accuracy.