



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2231297**



**\$2,999,900**

**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.