



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2242956**

**Red Deer, Alberta**

**\$375,000**



**Division:** Red Deer

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,705 sq.ft.

**Zoning:** I-1 Light Industrial

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** Public

**Lot Size:** -

**Sewer:** Public Sewer

**Lot Feat:** -

**Inclusions:** Nil

Business for Sale with Lease & Wholesale & Retail Tire Shop | Red Deer, AB This well-established wholesale and retail tire shop is now available for sale with lease in place. Located in the busy and accessible Northland Industrial area of Red Deer, the business has been operating successfully for over four years and boasts a strong client base of more than 3,000 active customers. The shop is fully equipped and exceptionally well maintained—offering a turnkey opportunity for a new owner to step in with confidence. Operational efficiency is supported by professionally designed websites, modern inventory management software, and an organized staff scheduling system. The facility includes custom-designed tire storage shelving and an exterior container for additional storage needs. A key strength of this business is its well-established supplier accounts for tires, rims, and parts, with competitive pricing and same-day delivery options already negotiated and in place. The layout is thoughtfully designed, with a welcoming front reception area featuring a custom maple wood desk, a freshly painted tire and rim showroom, and a comfortable customer lounge complete with a sofa, 32-inch smart TV, and built-in cabinetry. Upstairs, staff enjoy access to a fully equipped lunchroom with fridge, microwave, and cabinetry—plus an additional room that can serve as office space or extra storage. The large service bay is designed to accommodate up to four vehicles at a time, making this shop well-equipped for continued operations in tire sales, installation, oil changes, and other automotive services. Stock is sold separately, not included in the sale price. Stock pricing to be negotiated.