



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

103,105, 10985 38 Street NE  
Calgary, Alberta

MLS # A2256713



**\$2,299,000**

**Division:** Stoney 3

**Type:** Industrial

**Bus. Type:** Auto Repair-Specialty

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** Stallion Auto workshop

**Size:** 5,577 sq.ft.

**Zoning:** DC (pre 1P2007)

**Heating:** Forced Air

**Floors:** -

**Roof:** -

**Exterior:** Mixed

**Water:** -

**Sewer:** -

**Inclusions:** na

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Established and fully equipped Auto service business with property awaiting a new owner Ideally located in a high-traffic area, this is an excellent opportunity for investors, the business is month to month leased out with \$15000 gross rent per month the seller is willing to rent it back for next 10 years, with established tenants in place and plenty of parking a turn-key operative a loyal and repeated customer base offering a range of services including oil changes, brake repairs, engine diagnostics tire services strong clientele excellent location Built-in 2017 this concrete-constructed building with a reinforced concrete beam foundation, features a 22 ft ceiling height on the main floor, two 14x13.5 garage doors, fully built out with a reception/seating area, office space, washrooms, and kitchen/staff room. Currently, this space is being operated by an automotive repair shop. Upstairs is being leased out as office space with private access, a communal kitchen, and a perfect setup for use as a shared workspace. Next to the airport and surrounded by numerous growing communities. There is also an opportunity to purchase the established automotive business and equipment with a dedicated clientele for those looking for a great business opportunity as well! \*Please do not approach staff or enter the property without the listing Realtor's permission.