



GRASSROOTS
REALTY GROUP

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3505 32 Street NE
Calgary, Alberta

MLS # A2275521



\$1,875,000

Division: Horizon

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 5,013 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Everything Included except personal and special tool boxes

Exceptional opportunity to acquire a fully operational automotive mechanic shop together with the commercial property. This 5,000 sq. ft. corner unit offers excellent exposure and accessibility, featuring 12 on-site parking spaces and two overhead bay doors. The shop is fully equipped and approved for a broad range of services, including general mechanical repairs, wheel alignment, Uber, Taxi & Limo inspections, and out-of-province inspections. The business is well established with a strong and loyal clientele. As per the owner, the business generates approximately \$1.2 million in annual sales. This turn-key operation is ideal for an owner-operator or investor seeking both business ownership and real estate in a high-demand location. A rare opportunity to own both the business and the property.