



**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:** 53,959 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.