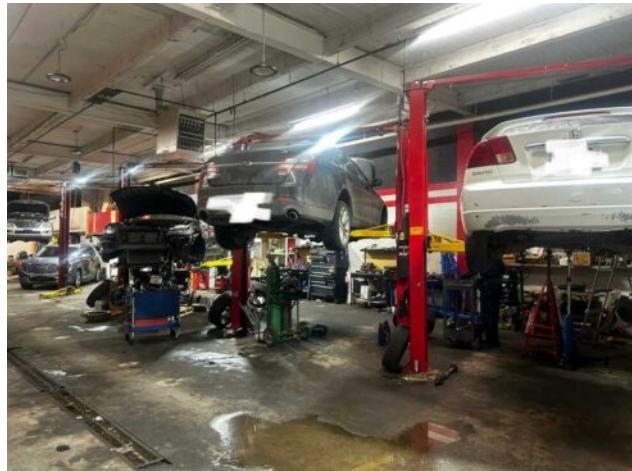




**933A 48 Avenue SE  
Calgary, Alberta**

**MLS # A2278091**

**\$1,500,000**



**Division:** Highfield

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,188 sq.ft.

**Zoning:** I-G

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Tar/Gravel

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** 4 Hoists 2 Post 10000 LBS ( 2 Challenger And 2 Forward )

1 Hoist 2 Post 12000 LBS ( Forward )

1 Hoist 4 Post 14000 LBS ( Alignment ) ( Rotary )

Tire Changer Machine ( Corghi )

Tire Balancer ( Corghi )

Air Compressor ( DV )

Makeup Air Unit ( 5500 CFM )

3 Air Hoses

A fantastic and rare opportunity to own your own bay and run a business that is set up and ready to go. Overhead door, lots of parking, reception area, and upper mezzanine for storage, lunch room or private office. Current business name not included. 4 Hoists 2 Post 10000 LBS ( 2 Challenger And 2 Forward ), 1 Hoist 2 Post 12000 LBS ( Forward ), 1 Hoist 4 Post 14000 LBS ( Alignment ) ( Rotary ), Tire Changer Machine ( Corghi ), Tire Balancer ( Corghi ), Air Compressor ( DV ), Makeup Air Unit ( 5500 CFM ), 3 Air Hoses, Washing Machine & Dryer all included. All located in an ideal location.