



MLS # A2280380

Edmonton, Alberta

\$400,000



Division: Edmonton

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 5,000 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Exceptional opportunity to acquire a fully licensed auto mechanic, autobody and facility service centre with over a decade of successful operation and a strong reputation for dependable service. The 5,000 SF facility is offered at an attractive monthly rent of \$9,500 and produces consistent, healthy revenue while providing a full suite of automotive repair and maintenance services. The shop is fully equipped with three 10,000-lb hoists and one 15,000-lb hoist allowing for efficient servicing of a broad range of vehicles, including light trucks and commercial units, as well as John Bean Alignment Machine, Air Make up unit, and Frame Machine. An option to lease an additional 8,000 SF yard offers excellent flexibility for vehicle storage or future expansion and an option to takeover all the existing licenses. The property also benefits from 14 on-site parking stalls conveniently located at the front and rear of the building. This turnkey operation is ideal for an owner-operator or investor seeking a proven, income-generating auto repair business in a prime Edmonton location.