



GRASSROOTS
REALTY GROUP

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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.