



**MLS # A2281627**

**Calgary, Alberta**



**\$150,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	Auto Parts,Auto Repair-Specialty,Auto Service,Commercial ,Industrial ,Mixed,
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	3,511 sq.ft.
<b>Zoning:</b>	I-G

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	list provided by seller		

Excellent opportunity to acquire a fully certified heavy-duty truck repair shop in prime Southeast Calgary, operating as a certified facility since 2017 with a strong and established presence in the industry. This well-maintained two-units together to 3,500+ sqft features two 16-ft high automatic overhead doors, two man doors, one full washroom, dedicated laundry service area, office space, and a mezzanine level providing additional storage and housing for the air compressor. The shop is fully equipped and certified, offering high-voltage electrical capacity suitable for advanced diagnostics, engine overhauls, and major mechanical work. Included in the sale is a comprehensive equipment package, featuring diagnostic equipment, tools, pressure washer, air compressor, oil collection systems, pumps, forklift, and all essential heavy-duty truck repair equipment required for day-to-day operations. The property offers 8 truck parking stalls on site, providing excellent accessibility for fleets and owner-operators. Strategically located near major truck yards, rail yards, and industrial corridors, ensuring consistent traffic and ease of access for clients. The current owner maintains strong contracts with fleet operators and independent owner-operators, offering immediate revenue potential. The business benefits from a very nominal and highly competitive lease rate, a rare find in this area. Full lease details available upon execution of an NDA. Offered at a very reasonable asking price of \$150,000, this is an ideal opportunity for a Red Seal heavy-duty mechanic, technician, or industry professional looking to own and operate a turnkey truck repair business in a prime location. A rare chance to secure a certified, fully equipped truck repair facility at an excellent lease rate in one of Calgary's most sought-after industrial locations.