



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2282047**

**Edmonton, Alberta**



**\$900,000**

|                    |   |
|--------------------|---|
| <b>Division:</b>   | Edmonton                                      |
| <b>Type:</b>       | Business                                      |
| <b>Bus. Type:</b>  | Auto Parts,Auto Repair-Specialty,Auto Service |
| <b>Sale/Lease:</b> | For Lease                                     |
| <b>Bldg. Name:</b> | -   |
| <b>Bus. Name:</b>  | -   |
| <b>Size:</b>       | 5,950 sq.ft.                                  |
| <b>Zoning:</b>     | -   |

|                  |   |                       |   |
|------------------|---|-----------------------|---|
| <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>      | - |

**Inclusions:** Equipment List will be provided upon signing the NDA.

Auto repair shop business for sale in Edmonton with over 40 (Forty) years of continuous operation. Established in 1986, this long-standing business has grown from a tire shop into a full-service muffler and automotive repair facility. The 5,950 sq. ft. shop features 9 (nine) fully equipped service bays. It is located in a highly visible, high-traffic area along Fort Road with increased exposure from the Yellowhead Trail freeway project. Services include Out-of-Province and insurance inspections, custom exhaust work, brakes, oil changes, wheel alignments, suspension repairs, tires, transmission flushes, and batteries. The business is fully equipped and staffed by experienced technicians. It benefits from an established customer base and a strong reputation in the community. Efficient operating systems are already in place, making this a turnkey opportunity. There is potential to convert the operation to a used auto dealership, subject to municipal approval. \*\*\*Business Asset Sale only &ndash; Real Estate is not included.\*\*\*