



**MLS # A2294908**

**Calgary, Alberta**



**\$169,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	Auto Repair-Specialty,Auto Service
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	51,667 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>	1.33 Acres
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-

**Inclusions:** all FFE tools and equipment to operate business

Updated financials from 2025 show a strong growth pattern and ready for Franchising. Auto Glass & Vehicle Protection Business For Sale &ndash; Turnkey & Debt-Free! Upper office rents for \$1000 per month to a window tinting business. Winner of the this years Canadian Choice Award! Looking for a profitable, fully operating business with massive growth potential? This established Auto Glass & Vehicle Protection Shop in Calgary&rsquo;s busy industrial core is ready for a new owner. Set & ready to franchise the business for more growth. This operation is 100% turnkey, debt-free, and built with multiple high-demand revenue streams: Revenue Streams Include: Auto glass repair & replacement Undercoating & rust proofing Ceramic coatings Professional detailing And more! Business Highlights: Debt-free, turnkey operation Spacious shop with room for 5 vehicles inside 8+ Fleet Accounts providing consistent work Existing insurance accounts already in place Sub-lease to a window tinting business that adds steady monthly cash flow Includes trademarks, domains, and all marketing channels Franchise-ready package&mdash;perfect for expansion Suppliers located minutes away for fast turnaround Full training & transition support provided to ensure a smooth handover Requirements: Buyer must have financing pre-arranged No vendor take-back / no seller financing If you're ready to step into a profitable, scalable business with everything set up for growth, this opportunity won&rsquo;t last! SDE = \$80,494 x multiple of 2.1 = \$169,037 Location: Central Calgary Industrial This business is owner operated. Reasons for selling: Owner and family are moving on to other ventures Trading hours: Regular business hours, or as new owner sees fit. Employees: owner plus 1 worker Years established: 7 years Other Information Support & training: Owner will stay on as needed for a

smooth transition No Seller Financing available Furniture / Fixtures value: \$90,000 (CAD) - included in the asking price Inventory / Stock value: \$5,000 (CAD) - included in the asking price Total inventory and assets = \$107,000