



GRASSROOTS
REALTY GROUP

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103, 10985 38 Street NE
Calgary, Alberta

MLS # A2125129



\$2,395,000

Division:	Stoney 3
Type:	Business
Bus. Type:	Auto Repair-Specialty,Auto Service
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	STALLION AUTO REPAIR
Size:	54,417 sq.ft.
Zoning:	DC (pre 1P2007)

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-

Inclusions: One (1) Rotary car lift hunter wheel alignment machine and three (3) Frontline car lifts in the workshop area. Air compressor. Welding machine. Wheel balancing and tire change machine. Oil storage Tank. Front office furniture with reception desk and computer.

Well established auto repair shop business with property available in the heart of a fast growing area of Jacksonport, Calgary. Total 5577sq ft area, 4000 sq ft workshop area included with one latest (1) Rotary car lift hunter wheel alignment machine and three (3) Frontline car lifts. The workshop is complete with a wide variety of equipment such as welding machine, air compressor, wheel balancing station, tire changing machine, all bolted equipment except tools, however snap on machine not included. The workshop has two 12x14 ft drive in doors. Inside the building there is a fully developed upstairs scaling to 1577 sq ft including 5 offices, a kitchen, reception area. A great potential revenue generator of possibly >=\$4000/m. The property comes with great benefits one of those being its primary location next to the airport while being surrounded by fast growing communities such as Redstone, Cityscape, Skyview, Cornerstone, and Savanna. All major highways such as Stoney trail and Deerfoot Trail, are only 5 min away from property location. For additional information and brief tour of the property check out the virtual tour link of the property.