



GRASSROOTS
REALTY GROUP

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123 Motor Street
Edmonton, Alberta

MLS # A2197160



\$798,487

Division: The Hamptons

Type: Business

Bus. Type: Auto Dealer

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 3,000 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Assets included in the sale worth \$23, 000.00 (1. 2014 RAM 2500 2. Forklift 3. Office Furniture)

An AMVIC-licensed dealership specializing in pre-owned ATVs, snowmobiles, side-by-sides, cargo/utility trailers, and toy haulers, with a robust lender portal offering multiple financing options. The business employs a strong digital marketing strategy across Instagram, Kijiji, Facebook Marketplace, and Google Ads to maximize visibility and lead generation. Located in a high-traffic area, it features 0.85 acres of yard space and a 3,000 sq. ft. building with a garage. The lease is \$6,750/month, with the garage subleased for \$3,000/month, covering half of the utilities, and expires April 30, 2028. Inventory valued at \$700,000 is not included in the sale, and the new owner must qualify for existing floor plan financing. A turnkey opportunity with an established presence and room for growth. *** This is business assets sale only, real property is not included. ***