



**4624 47 Street
Hardisty, Alberta**

MLS # A2197745



\$2,100,000

Division:	Hardisty
Type:	Industrial
Bus. Type:	Agriculture,Auto Parts
Sale/Lease:	For Sale
Bldg. Name:	Comrades Parts and Accessories
Bus. Name:	Comrades Parts and Accessories
Size:	6,000 sq.ft.
Zoning:	Industrial

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	1.06 Acres
Sewer:	-	Lot Feat:	Back Lane, Corner Lot, Level, Street Lighting

Inclusions: All stock in the store, office equipment, 1 sea can for storage, all signage, fork lift, hydraulic fitting machine, pallet jack

An opportunity to acquire this well established non franchised business that has been a pillar of the community and surrounding area since 1996. Comrades Parts and Accessories has been providing service to local patrons, agriculture and oil field industries with a strong customer base. The building boast 6000 sq ft of store space with 1 washroom. Ample room for storage and large store front area. The store carries a wide selection of auto parts for all makes and models of passenger vehicles as well and parts for large trucks, farm and ranch supplies, safety clothing and accessories just to mention a few items. A fully equipped hydraulic room with hydraulic fittings and crimping machine. The lot is a total of 1.06 acres with lots of room to expand. The front area of the lot is surrounded by a 6ft chain link fence. Prime Location: High-traffic area with strong visibility. Ground level unloading and back ally drop off with access for large trucks. This thriving business employees 3 full time and 1 part time employees. Store hours Monday to Friday 8am -5pm and Saturdays 9am to 1 pm.