



GRASSROOTS
REALTY GROUP

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**22a, 416 meridian Road SE
Calgary, Alberta**

MLS # A2198214



\$79,800

Division: Meridian

Type: Business

Bus. Type: Auto Service

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,503 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: seller to provide equipment list

Turnkey detailing business (13 years) with mechanic set up for sale in SE Calgary with easy access from Barlow Trail, minutes away from Memorial Trail and Deerfoot Trail. Full air makeup system, 12,000lbs Hoist, tire machine, balancer and compressor system. Newer (1 year old) heated pressure washer with detailing station, chemicals and washer/dryer for convenience. Commercial bay with front reception, main office, second office, full kitchen/staff room, extra storage room, handicap bathroom and staff bathroom at rear workspace. Extra storage with mezzanine that offers extra storage for tires, car parts and other items. Reasonable rent for this size of bay at \$5,075/month including operating costs, lease has over 3.5 years left and one option to renew (5) years. Good amount of parking with 3 at the front of the business, 2 at the side and 4 at the rear for patrons and overflow parking. Build on the existing customer base and bring your own existing customers to be your own boss.