



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2256546**

**Calgary, Alberta**



**\$1,850,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	Auto Repair-Specialty
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	31,000 sq.ft.
<b>Zoning:</b>	I-G

<b>Heating:</b>	-
<b>Floors:</b>	-
<b>Roof:</b>	-
<b>Exterior:</b>	-
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	NA

<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	-
<b>Lot Feat:</b>	-

A well-established semi-truck mechanic and engine repair shop in Calgary is now available for acquisition. This turnkey business operates from a standalone 28,600 sq. ft. building situated on a lot of over 2 acres. The property offers ample workshop space, with the ability to park 13&ndash;14 trucks at the same time. The business is fully staffed and supported by ongoing service contracts, providing stability and consistent revenue. Equipped for heavy-duty truck maintenance, diagnostics, and complete engine repair services, the shop includes all diagnostic equipment, heavy-duty lifts, tools, and assets, which are fully paid out and included in the sale. For confidentiality, Location and Address not disclosed in this listing. A signed Non-Disclosure Agreement will be required prior to the release of any additional business information.