



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

103,105, 10985 38 Street NE
Calgary, Alberta

MLS # A2256713



\$2,299,000

Division: Stoney 3

Type: Industrial

Bus. Type: Auto Repair-Specialty

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: Stallion Auto workshop

Size: 5,577 sq.ft.

Zoning: DC (pre 1P2007)

Heating: Forced Air

Floors: -

Roof: -

Exterior: Mixed

Water: -

Sewer: -

Inclusions: na

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Established and fully equipped Auto service business with property awaiting a new owner Ideally located in a high-traffic area, this is an excellent opportunity for investors, the business is month to month leased out with \$15000 gross rent per month the seller is willing to rent it back for next 10 years, with established tenants in place and plenty of parking a turn-key operative a loyal and repeated customer base offering a range of services including oil changes, brake repairs, engine diagnostics tire services strong clientele excellent location Built-in 2017 this concrete-constructed building with a reinforced concrete beam foundation, features a 22 ft ceiling height on the main floor, two 14x13.5 garage doors, fully built out with a reception/seating area, office space, washrooms, and kitchen/staff room. Currently, this space is being operated by an automotive repair shop. Upstairs is being leased out as office space with private access, a communal kitchen, and a perfect setup for use as a shared workspace. Next to the airport and surrounded by numerous growing communities. There is also an opportunity to purchase the established automotive business and equipment with a dedicated clientele for those looking for a great business opportunity as well! *Please do not approach staff or enter the property without the listing Realtor's permission.