



GRASSROOTS
REALTY GROUP

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**5121 Industrial Crescent
Coronation, Alberta**

MLS # A2278848



\$225,000

Division:	NONE
Type:	Business
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	MR AUTOBODY
Bus. Name:	-
Size:	2,400 sq.ft.
Zoning:	C1

Heating:	Overhead Heater(s), Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	Electricity Connected, Natural Gas Connected, Sewer Co
Exterior:	Metal Frame, Metal Siding	Parking:	-
Water:	-	Lot Size:	-
Sewer:	Open Discharge	Lot Feat:	-
Inclusions:	NEGOTIABLE		

Looking for a career change or an investment that has been proven for over 50 years, then this mature site maybe what you are looking for. This business known as MR Autobody has been serving Coronation and area since 1972 with the same owner, along with many apprentices who have gone through the shop, plus even more vehicles which were repaired by experienced and caring hands. The shop is a 40x60 slant wall, with metal walls and roof, cement floor, a 10x30 paint booth, mixing area and machines, all with heat and ventilation, office space and three lots with mostly fully fenced and main yard fenced with chain link.