



6019 1A Street SW
Calgary, Alberta

MLS # A2305445



\$499,999

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|--------------------|------------------------------------|
| Division: | Manchester |
| Type: | Business |
| Bus. Type: | Auto Repair-Specialty,Auto Service |
| Sale/Lease: | For Lease |
| Bldg. Name: | - |
| Bus. Name: | - |
| Size: | 5,705 sq.ft. |
| Zoning: | I-C |

| | | | |
|--------------------|-----|-----------------------|---|
| Heating: | - | Addl. Cost: | - |
| Floors: | - | Based on Year: | - |
| Roof: | - | Utilities: | - |
| Exterior: | - | Parking: | - |
| Water: | - | Lot Size: | - |
| Sewer: | - | Lot Feat: | - |
| Inclusions: | n/a | | |

Rare opportunity to acquire a fully equipped automotive workshop operating in the highly sought after Manchester industrial area just minutes from Chinook Centre with excellent connectivity to Macleod Trail and major roadways. This well located facility offers approximately 5,705 sq. ft. of functional shop space and features service bays (ideal for high volume operations) along with on site parking for customers and staff. The layout is efficient and designed to handle both retail and commercial automotive traffic. The shop is fully outfitted with professional grade equipment, including 4-post Rotary hoist and multiple 2-post hoists (multi-bay operation ready) Complete tire service setup with tire machines and balancers, Wheel alignment system (John Bean), A/C service machine, coolant & brake flush systems, Industrial air compressor system with tank & dryer, Oil storage and drain systems, Transmission jacks, spring compressor, welder, and hydraulic press, Exhaust ventilation system and full workshop infrastructure. The business is equipped to provide a wide range of services including tire sales & installation, wheel alignments, general mechanical repairs, diagnostics, A/C servicing, oil changes, brake work and fleet/commercial services, making it a true one-stop automotive solution. This location benefits from long standing brand familiarity and customer base in the area. Turnkey opportunity in a prime central Calgary location with strong exposure, bay and high traffic flow, perfect for owner operators or investors looking to expand in the automotive service industry. Book your private tour today!