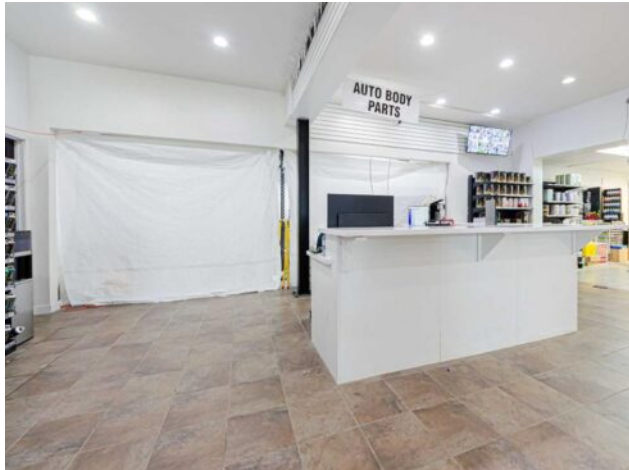




**MLS # A2327624**

**Calgary, Alberta**



**\$1,200,000**

|                    |               |
|--------------------|---------------|
| <b>Division:</b>   | Calgary       |
| <b>Type:</b>       | Warehouse     |
| <b>Bus. Type:</b>  | Auto Parts    |
| <b>Sale/Lease:</b> | For Lease     |
| <b>Bldg. Name:</b> | -             |
| <b>Bus. Name:</b>  | -             |
| <b>Size:</b>       | 12,000 sq.ft. |
| <b>Zoning:</b>     | -             |

|                    |      |
|--------------------|------|
| <b>Heating:</b>    | -    |
| <b>Floors:</b>     | -    |
| <b>Roof:</b>       | -    |
| <b>Exterior:</b>   | -    |
| <b>Water:</b>      | -    |
| <b>Sewer:</b>      | -    |
| <b>Inclusions:</b> | NONE |

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

Exceptional opportunity to acquire a well-established and profitable auto body and automotive supplies business that has been successfully operating for over 25 years. The current owner is retiring, creating an excellent opportunity for a new owner to take over a thriving operation. The business operates from approximately 3,000 sq. ft. of retail/shop space, along with a 9,000 sq. ft. warehouse. It generates approximately \$2 million in annual sales and includes approximately \$1.2 million in inventory. No goodwill is being charged—the asking price is based on the inventory value. The business has a strong, loyal clientele, and the seller is committed to ensuring a smooth transition by providing training and introducing the buyer to existing customers and suppliers. The business has well-established supplier relationships, with products sourced directly from Taiwan.