



GRASSROOTS
REALTY GROUP

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25 232073 Twp Rd 920
Manning, Alberta

MLS # A2330935

\$625,000



Division:	NONE
Type:	Business
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	3,520 sq.ft.
Zoning:	Mixed Highway Commercial

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	see inventory list and supplements		

After years of successful operation, the owner is retiring and is ready to pass this well-established, respected and profitable business on to its next owner. This is a rare turnkey opportunity with a proven track record of success, consistent revenue, and a loyal, long-established customer base. Operating from a leased building in Manning's industrial area along Highway 35 (Mackenzie Highway), the property offers ample workspace and a large parking area suitable for heavy-duty trucks, commercial vehicles, and passenger vehicles. The building features three overhead doors, a wash bay, mezzanine, office, showroom, two fenced compounds, two sea cans, and a storage shed. The business is fully staffed and supported by a strong customer base from the industrial, commercial, agricultural, and automotive sectors, providing stability and dependable income. Included in the sale is a fully equipped service truck, allowing for mobile service and added business potential. The shop is equipped for heavy-duty trucks, diagnostic equipment, wheel alignment equipment, hoist, tire changers for medium and heavy-duty trucks, specialty tools, and an inventory of equipment required to operate efficiently. Offering a range of services, the business specializes in tires, light mechanical repairs, steering and suspension, brakes, oil changes, wheel alignments, and general maintenance for commercial, industrial agricultural and automotive customers. With established operating systems, already in place, this business is truly a turnkey investment, allowing a new owner to step in and continue its success from day one. A signed Non-Disclosure Agreement (NDA) will be required before confidential financial and business information is released. Contact the listing REALTOR today to learn more about this outstanding business opportunity and the purchase

process. Monthly lease rent: \$3800.00 (includes all utilities and taxes) Shop size: 3520 sq. ft Mezzanine: 564 sq. ft +/- Grassroots Realty is selling the business only. Grassroots is not representing the business in leasing the property