



GRASSROOTS
REALTY GROUP

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3007 57 Avenue SE
Calgary, Alberta

MLS # A2187926



\$5,900,000

Division: South Foothills

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 36,435 sq.ft.

Zoning: I-G

Heating: Ceiling, Natural Gas

Floors: -

Roof: Flat

Exterior: -

Water: -

Sewer: -

Inclusions: SCHEDULE TO BE PROVIDED

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

An Exceptional Commercial Space operating as an AUTO BODY SHOP in a highly sought-after location! INCLUDES A LEASED OFFICE SPACE, 7 BAYS, LOADING DOCK & 2 CRANES! Total size of the building is 36,435 SqFt on 1.5 Acres of land with up to 21-Foot Ceiling Height. 7,300 square feet is currently leased and serves as an ideal office space. The remaining part of the building is a fully operational auto body shop, complete with a paint booth and comprehensive automotive repair facility. Opportunities like this are rare—a property that combines office space with a thriving automotive business under one roof. This unique setup offers potential for a diverse range of business ventures for Auto Body and Paint Shop, Brewery, Car Wash, Distribution Centre or Stone Cutting and Fabrication. Moreover, the property is conveniently located with easy access to major highways, making it a prime spot for both local and regional clients. The combination of office space and auto body shop within the same premises allows for streamlined operations and increased business efficiency. This property is not just about its current utility but also its future potential, offering a versatile space that can be adapted to meet a variety of commercial needs.