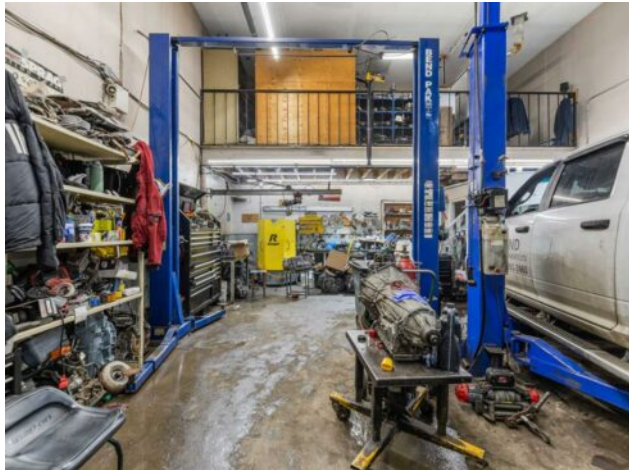


**601, 3208 8 Avenue NE**  
**Calgary, Alberta**

**MLS # A2274188**



**\$450,000**

<b>Division:</b>	Franklin
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	Auto Repair-Specialty
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	TNT Transmission Ltd.
<b>Size:</b>	13,842 sq.ft.
<b>Zoning:</b>	I-G

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	All hoist, equipment, client account		

Do not miss out this opportunity to be your own boss, and investing in the property at the same time. Price included the active auto machinic shop, included the property. or the business can be purchase for 140K, over 20 years in operation, lot of elite accounts, profitable with financial statement support. The rent is \$2000/month triple net, 3-5 years lease available.