

**MLS # A2280380**

**Edmonton, Alberta**

**\$400,000**



**Division:** Edmonton

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 5,000 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Exceptional opportunity to acquire a fully licensed auto mechanic, autobody and facility service centre with over a decade of successful operation and a strong reputation for dependable service. The &plusmn;5,000 SF facility is offered at an attractive monthly rent of \$9,500 and produces consistent, healthy revenue while providing a full suite of automotive repair and maintenance services. The shop is fully equipped with three 10,000-lb hoists and one 15,000-lb hoist allowing for efficient servicing of a broad range of vehicles, including light trucks and commercial units, as well as John Bean Alignment Machine, Air Make up unit, and Frame Machine. An option to lease an additional &plusmn;8,000 SF yard offers excellent flexibility for vehicle storage or future expansion and an option to takeover all the existing licenses. The property also benefits from 14 on-site parking stalls conveniently located at the front and rear of the building. This turnkey operation is ideal for an owner-operator or investor seeking a proven, income-generating auto repair business in a prime Edmonton location.