

# \$265,000 - N/A, Calgary

MLS® #A2258841

**\$265,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.21 Acres

N/A, Calgary, Alberta

Exceptional Opportunity in SE Calgary

Acquire a highly profitable, well-established automotive maintenance and repair business. Operating since 2023, this shop has built a loyal, repeat clientele and delivers consistent monthly revenue. The 3,850 sq ft facility features a spacious service bay with three hoists, a large fenced front yard for tire storage, back yard parking and customer parking in front. A favorable lease with renewal options is already in place, offering low rent relative to revenue. The business is fully staffed, allowing for a smooth transition—ideal for a hands-on mechanic or an investor seeking a turnkey operation. Financial statements available to qualified buyers under NDA.



Built in 1960

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2258841   |
| Price      | \$265,000  |
| Bathrooms  | 0.00       |
| Acres      | 1.21       |
| Year Built | 1960       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

## Community Information

|             |         |
|-------------|---------|
| Address     | N/A     |
| Subdivision | N/A     |
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 20th, 2025 |
| Days on Market | 10                   |
| Zoning         | I-G                  |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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