



# 10985 38 Street Calgary Alberta

\$2,299,000

Established and fully equipped Auto service business with property awaiting a new owner Ideally located in a high-traffic area, this is a great opportunity for investors with established tenants in place and plenty of parking a turn-key operative a loyal and repeated customer base offering a range of services including oil changes, brake repairs, engine diagnostics tire services strong clientele excellent location Built-in 2017 this concrete-constructed building with a reinforced concrete beam foundation, features a 22 ft ceiling height on the main floor, two 14x13.5 garage doors, fully built out with a reception/seating area, office space, washrooms, and kitchen/staff room. Currently, this space is being operated by an automotive repair shop. Upstairs is being leased out as office space with private access, a communal kitchen, and a perfect setup to be used as a shared workspace. Next to the airport and surrounded by numerous growing communities. There is also an opportunity to purchase the established automotive business and equipment with dedicated clientele for those looking for a great business opportunity as well! \*Please do not approach staff or enter the property without the listing Realtor's permission. (id:6769)

Listing Presented By:



Originally Listed by:  
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See

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