

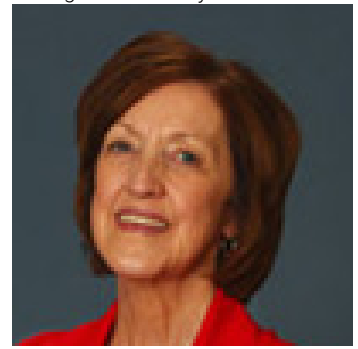


# 1420 40 Avenue Calgary Alberta

\$899,900

Is it time to consider relocating your business to your own commercial space? Explore this recently updated commercial condo bay conveniently situated near 12th Street NE and 40th Ave, offering excellent accessibility to the Airport and Deer Foot Trail via McKnight BLVD or 32nd Ave NE. Currently operating as an Auto Body and Paint Repair Shop, this property is available for sale and comes equipped with all necessary machinery. It's perfect for entrepreneurs looking to establish an Auto Body Repair Shop, Mechanic Shop, Auto Detailing, Kitchen Cabinets Factory, or Welding Fabrication Shop, as all permits and equipment including Make-Up Air units are already in place. The seller has invested over \$200K in setting up the paint booth (14' X 30'), including equipment like a Paint Mixing Room, Paint System (Solvent Based-Valspar), Hoist, Compressor, and Welding Machine, making it ready for immediate business operations. Recent upgrades to the building include a new steel roof, new pavement, and sidewalks. This commercial bay features a 3010 Sq.ft. footprint with an additional 760 Sq.ft. on the second floor, totaling 3770 Sq.ft. It includes a 12' x 14' overhead door, 20' clear ceiling height, and 30.70 feet wide 200 amp + 100 amp Power. The spacious showroom comes with two offices, two washrooms, and storage area on the main floor, offering plenty of natural light through numerous windows. The upper level comprises a boardroom, office, and can be a separate entrance, providing potential for additional rental income. Parking is convenient with three stalls at the front and three more at the rear of the bay, along with ample public parking available to meet all your business needs. This well-managed and sturdy condo complex has low maintenance and condo fees approximately \$357 per month. Don't miss this excellent opportunity - contact your preferred realtor to schedule a pri...

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