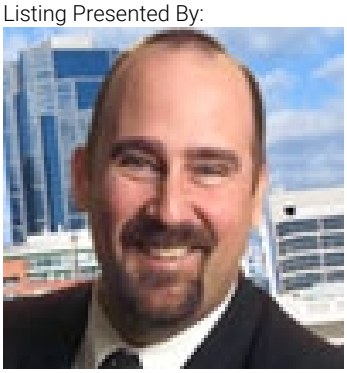



# 1115 48 Avenue Calgary Alberta

$1,150,000

Walk into a auto service shop that's ready to go with no need of TI/City Permits the day you get the keys. Turnkey industrial bay available in the heart of Highfield, minutes from Blackfoot Trail, Deerfoot and downtown. Currently operating as an automotive repair facility and offered with an extensive equipment package included, allowing a new owner to begin operations with minimal downtime. The equipment package features the major shop assets a working facility needs, including vehicle lifts, alignment equipment, tire service equipment, compressors, and a wide assortment of automotive tools and operational equipment. A new operator can open the doors and start working immediately, with no costly build out and no waiting on lead times.Features include a functional shop layout, reception area, offers strong visibility, a mezzanine for additional storage space, and a rare approximately 2,000 SF fenced outdoor storage yard, a highly sought after feature that is seldomly available in Calgary's industrial market. I-G (Industrial General) zoning supports a wide range of uses including automotive services, warehousing, manufacturing, contractor operations, equipment services, and general industrial uses, giving you flexibility as an owner user or investor. An exceptional opportunity in one of Calgary's most established and sought after industrial districts. Shops like this don't last. Please note this is an active, operating business. Do not approach or disturb staff. All viewings are by appointment through a showing agent only. Book your private showing today. (id:6769)

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