

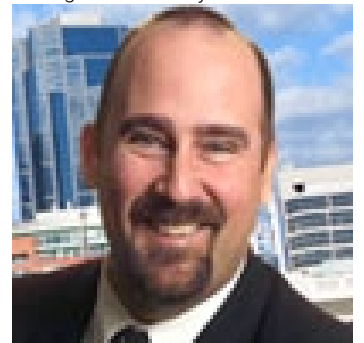


## 3510 32 Street Calgary Alberta

\$3,499,000

CAR WASH AND (LAND USE FOR CAR DEALERSHIP). Major renovation been completed for your turn key operation . Subject is located at northeast corner of 34 AVE ne and 32 St NE in the community of Horizon , the 1.29 acres site , level to the adjacent ground, fully serviced to the municipal standards. This site is zoned I-C , Improvements to site, exterior painting of entire building , signage and pylon, exterior site addition of concrete pads at front of each bay, parking lot asphalt paving of the entire lot, (Completed July 28,2023) exterior Led Lighting , full upgrade and renovation of retail area consisting of new office ,paint, lighting ,storage area, re-line fibre glass wall paneling in each bay , all new wash guns ,brushes and mat clamps in each wash bay, addition of vacuums in each bay, 13 interior and exterior surveillance cameras and digital video recording system, anther great addition of UHAUL dealership , this property is turn key operation . (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX REAL ESTATE  
(MOUNTAIN VIEW)

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