

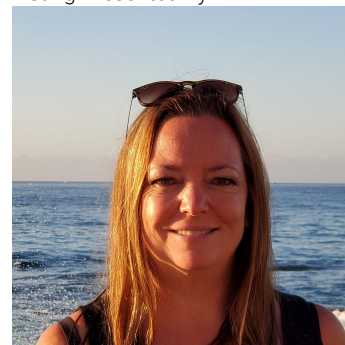


Edmonton Alberta

\$300,000

This is a rare opportunity to acquire a turnkey 2,400-square-foot automotive service space designed for immediate operational success. The facility is anchored by a high-end alignment suite, featuring a 9,000 lb alignment rack and a precision John Bean V2300 wheel alignment machine, complemented by two heavy-duty Rotary Forward lifts. To ensure a full-service workflow, the shop also comes complete with a dedicated tire changing machine and a professional-grade wheel balancer. The standout feature of this property is the significant investment in infrastructure: a fully installed and permitted Air Make-Up Unit (MAU). Valued at approximately \$38,000, this system was professionally integrated with all necessary engineering drawings and permits already secured. Because an MAU is now a mandatory requirement for AMVIC approval, this installation saves a new operator months of regulatory delays and substantial capital expenditure. Whether you are looking to launch a new venture or expand an existing brand, this shop offers a seamless transition into a compliant, high-performance workspace. (id:6769)

Listing Presented By:



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Royal LePage Arteam Realty



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L 4P6

Phone: 780-995-SOLD (7653)
homes4u@corinneoneil.com

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