



## 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:



Originally Listed by:  
Royal Lepage Arteam Realty



### REMAX ELITE

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

[broker@eliterealestate.ca](mailto:broker@eliterealestate.ca)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.