

# **\$75,000 - 4&5, 212045 81a, Rural Lethbridge County**

MLS® #A2183747

**\$75,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Rural Lethbridge County, Alberta

Brand New Lethbridge County Approved  
Licensed Amvic Service Shop

Fully equipped Service Shop with Active Amvic License ready to start working today. Owner willing to work with buyer and allow business to begin right away under their license while you go through the application process to secure your own.

The owner has invested a great deal in the construction and setup on this shop. The lease is extremely affordable and you would be in the only unit in the entire business park with its own private washroom facilities. The purchase price includes:  
all the lease hold improvements 50k+build cost

2x new 12,000lb hoists

Tire machine, balancer and lots of supplies

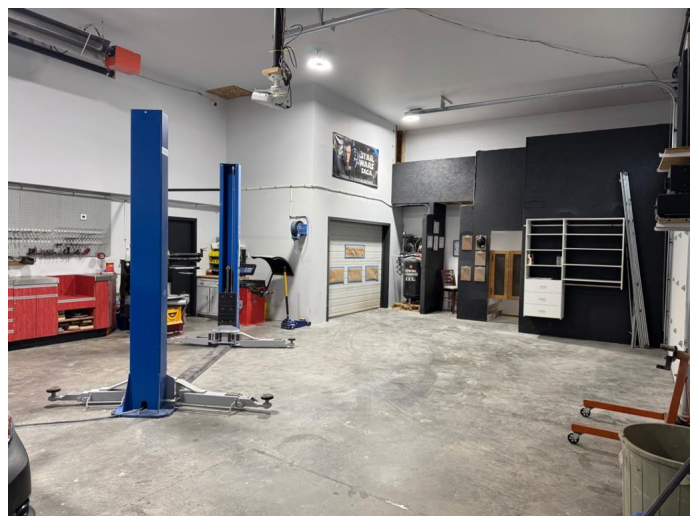
80 Gallon Air Compressor and shop lines,  
reels

Diesel Pressure Washer

Waiting room fixtures including fridge, smart tv

Extensively amount of hand tools, wrenches,  
sockets etc

There is tons of extra stuff that is included in this sale basically everything you need to open and start operating as a repair facility today. No wait time on a license required bring your tool box and start advertising immediately. This shop is conveniently located around the corner from Airport Pick a Part which gives you



an endless supply of potential clients as well.

Because your buying the business including the leasehold improvements the rent is extremely reasonable.

The shop size is 48x45 2160 square feet. Plus 800 feet of mezzanine space which has a full bathroom. Great office space or multiple purpose. The shop comes with a side yard for storage and a 53â€™™ seacan which is also part of the rental price (can belongs to landlord)

The monthly rent is \$1736.25 including tax. You pay your own utilities electricity and propane.

Sale price as listed with leasehold improvements, equipment, tools, etc is \$75,000

Built in 2023

**Essential Information**

MLS® #	A2183747
Price	\$75,000
Bathrooms	0.00
Acres	0.00
Year Built	2023
Type	Commercial
Sub-Type	Business
Status	Active

**Community Information**

Address	4&5, 212045 81a
Subdivision	NONE
City	Rural Lethbridge County
County	Lethbridge County
Province	Alberta
Postal Code	T1K 8G6

**Additional Information**

Date Listed                December 16th, 2024  
Days on Market        130

**Listing Details**

Listing Office            Maxwell Devonshire Realty

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