

# \$250,000 - N/A, Calgary

MLS® #A2203635

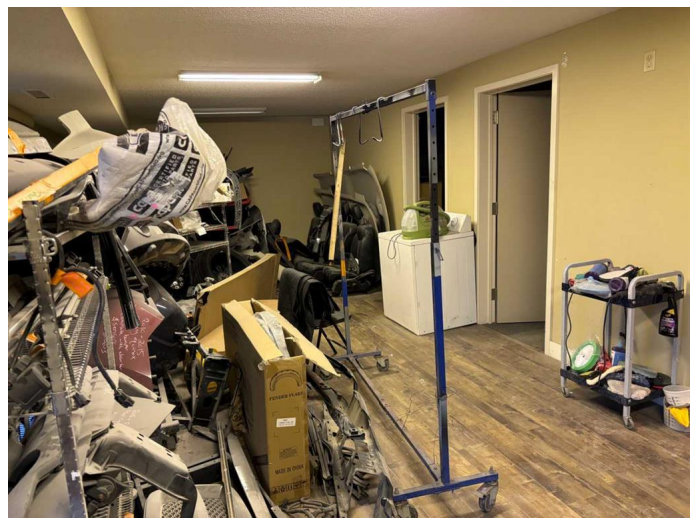
## \$250,000

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

N/A, Calgary, Alberta

This well-established and highly profitable auto body business, complete with all necessary equipment, assets, and an air makeup system, is now available for sale in a prime, easily accessible location in NE Calgary. The 5,000 SF wide bay facility is fully equipped and can comfortably accommodate up to 9 vehicles indoors, offering ample space for operations. Founded in 2018, the business has built a solid reputation and remains a thriving operation.

The layout includes a customer-friendly showroom reception, two front offices, and separate bathrooms for both customers (front) and staff (rear). The work space is well-organized and features upgraded LED lighting throughout, included in the full-size paint and primer booths, which are equipped with 5000 LED lights and fire suppression systems for safety (true cost of \$20,000+). In the center of the expansive workspace is a CHIEF brand 3-post frame machine capable of handling up to 30 tons. Additionally, the second-floor mezzanine provides valuable extra storage space, along with a staff room/office secured by a security system with cameras for added peace of mind. The space has been thoughtfully designed for maximum efficiency, with water, power, and air lines (2 large compressors, one which is still new) at each workstation, as well as multiple power outlets to meet the needs of various equipment. This ensures smooth workflow and high productivity. Parking is plentiful, including



three designated stalls at the front, two shared stalls on the side, and additional parking at the rear of the bay. The high ceilings and 16-foot rear door also make it ideal for servicing larger vehicles, including moving vans.

For additional storage, there's a dedicated area at the rear entrance with a second-floor space perfect for storing rims and tires. This exceptional business is priced to sell which includes over \$20,000 in parts, rims and tires, offering an incredible opportunity for the right buyer. Don't miss out on this turnkey business opportunity

Built in 1981

### Essential Information

MLS® #	A2203635
Price	\$250,000
Bathrooms	0.00
Acres	0.00
Year Built	1981
Type	Commercial
Sub-Type	Industrial
Status	Active

### Community Information

Address	N/A
Subdivision	N/A
City	Calgary
County	Calgary
Province	Alberta

### Additional Information

Date Listed	March 18th, 2025
Days on Market	22

### Listing Details

Listing Office	Century 21 Bravo Realty
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