

# **\$650,000 - 4261 23 Street Ne, Calgary**

MLS® #A2177852

**\$650,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Sunridge, Calgary, Alberta

This large Auto Body repair shop is one of the most successful and busiest shop in Calgary. Total 4 bays with 7000 SQF shop space. The shop owners operate the business for over many years and this shop is one of the ALL-STATE INSURANCE authorized and designated auto body agent and service. Excellent review from past clientele and they equip with most modern and newer equipment that includes Garmat Paint spray booth, Prime room, CHIEF PULSE Frame machine, HUTER HAWKEYE ELITE 4000 bls Alignment machine, brand new AC charger, AUTO PULSE 220M3 Welding machine, and many more equipment that stated in the Equipment list. Very reasonable rent approximates of \$10000 per month (\$5295 of Net rent plus \$4400 operating cost) with brand new 5+5-year lease term. The shop's capacity with over 10 vehicles that parked inside for service plus many other parking stalls at the front and back of the shop. Excellent record for revenue in last few years with very satisfactory net income return. Shop owners believe that with the talented, skillful, experience & hard working operators taking over this shop will get their investment back in about two years.

Built in 2000

## **Essential Information**

MLS® #	A2177852
Price	\$650,000



Bathrooms	0.00
Acres	0.00
Year Built	2000
Type	Commercial
Sub-Type	Business
Status	Active

**Community Information**

Address	4261 23 Street Ne
Subdivision	Sunridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 6Y2

**Additional Information**

Date Listed	November 6th, 2024
Days on Market	164

**Listing Details**

Listing Office           TREC The Real Estate Company

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