

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

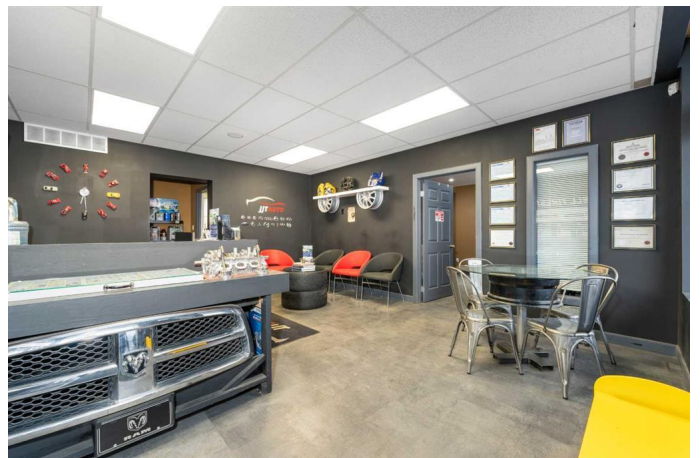
MLS® #A2212806

**\$250,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

N/A, Calgary, Alberta

Presenting a unique and highly sought-after opportunity to acquire a fully licensed, established automotive business in a prime high-visibility location. This exceptional offering includes not only a functioning service station and repair garage but also holds the rare licenses required for Used Car Sales and Automotive Wholesale – a truly versatile and valuable combination in today’s automotive market. Situated along a well-trafficked main road, the property boasts outstanding visibility and easy accessibility, attracting steady drive-by traffic and ensuring a strong presence within the local commercial corridor. The business occupies a 3,102.74 sq.ft. mixed-use commercial space that has been meticulously set up for operational efficiency and customer service. Upon entry, clients are welcomed into a clean and professional reception area, complete with a designated office, a customer washroom, and a comfortable sitting area that reflects the business’s commitment to a positive customer experience. Toward the rear of the facility, the fully equipped garage offers ample space for servicing up to six vehicles at a time. It includes extensive inventory shelving, workbenches, tools, and equipment, all of which are included in the sale. A dedicated staff room and additional bathroom offer convenience and functionality for employees. Adding further value is a large, fenced-in area at the back of the complex, ideal for secure vehicle storage, parking, or showcasing used



car inventory. This exterior space enhances the dealership component of the business and provides flexibility for future expansion or additional revenue streams. The business is currently operational and already benefits from a loyal and growing client base, built through years of consistent, high-quality service. Furthermore, the current owner has fostered strong, ongoing relationships with local car dealerships and commercial clients, creating a solid referral network and opening the door for continued growth and profitability. This is an ideal acquisition for an entrepreneur or investor seeking a ready-to-operate business with immediate revenue potential. Included in the sale are all assets and equipment, including automotive lifts, a tire balancer, and various specialized tools and machinery – everything needed to hit the ground running from day one. Whether you're looking to expand your current automotive operations or enter the industry with a powerful turnkey setup, this rare offering provides the space, licensing, equipment, and client base to make it a truly profitable venture. Don't miss your chance to own a full-service auto business in one of the most desirable commercial locations available.

Built in 1973

**Essential Information**

MLS® #	A2212806
Price	\$250,000
Bathrooms	0.00
Acres	0.00
Year Built	1973
Type	Commercial
Sub-Type	Business
Status	Active

**Community Information**

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

### **Interior**

Heating	Forced Air, Natural Gas
---------	-------------------------

### **Additional Information**

Date Listed	April 21st, 2025
Days on Market	10
Zoning	I-C

### **Listing Details**

Listing Office	MaxWell Canyon Creek
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.