

\$2,299,000 - 103,105, 10985 38 Street Ne, Calgary

MLS® #A2256713

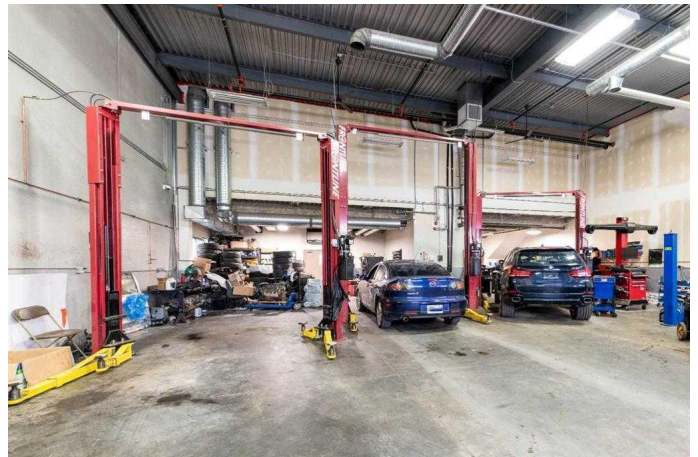
\$2,299,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Stoney 3, Calgary, Alberta

Established and fully equipped Auto service business with property awaiting a new owner. Ideally located in a high-traffic area, this is an excellent opportunity for investors, the business is month to month leased out with \$15000 gross rent per month the seller is willing to rent it back for next 10 years, with established tenants in place and plenty of parking. A turn-key operative, a loyal and repeated customer base offering a range of services including oil changes, brake repairs, engine diagnostics, tire services, strong clientele, excellent location. Built in 2017, this concrete-constructed building with a reinforced concrete beam foundation, features a 22 ft ceiling height on the main floor, two 14x13.5 garage doors, fully built out with a reception/seating area, office space, washrooms, and kitchen/staff room. Currently, this space is being operated by an automotive repair shop. Upstairs is being leased out as office space with private access, a communal kitchen, and a perfect setup for use as a shared workspace. Next to the airport and surrounded by numerous growing communities. There is also an opportunity to purchase the established automotive business and equipment with a dedicated clientele for those looking for a great business opportunity as well! *Please do not approach staff or enter the property without the listing Realtor's permission.

Built in 2016



Essential Information

MLS® #	A2256713
Price	\$2,299,000
Bathrooms	0.00
Acres	0.00
Year Built	2016
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	103,105, 10985 38 Street Ne
Subdivision	Stoney 3
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 1E7

Amenities

Parking Spaces	12
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Interior

Heating	Forced Air
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Exterior

Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2025
Days on Market	56
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	RE/MAX House of Real Estate
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