

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

MLS® #A2191686

**\$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 to be used 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 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® #	A2191686
Price	\$2,299,000
Bathrooms	0.00
Acres	0.00
Year Built	2016
Type	Commercial
Sub-Type	Mixed Use
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, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	February 1st, 2025
Days on Market	79
Zoning	DC

## Listing Details

Listing Office	RE/MAX House of Real Estate
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