

TURN-KEY AUTO BODY BAY & BUSINESS FOR SALE

// 4,168 SF with Fenced Yard

CDNGLOBAL[®]



FOR SALE
933B - 48 AVENUE SE
CALGARY, AB



LEAD BROKER
Manny Verdugo, SIOR
Vice President / Associate



403.383.7142



mverdugo@cdnglobal.com

PROPERTY OVERVIEW

- ZONING:** Industrial General (I-G)
- DISTRICT:** Highfield Industrial
- YEAR BUILT:** 1968 / Renovated in 2012
- SIZE BREAKDOWN:**
 - Office +/- 625 SF
 - Warehouse: +/- 3,543 SF
 - Total: **4,168 SF**
 - Storage Mezzanine: +/- 700 SF
- FENCED YARD:** 3,042 SF
- LOADING:** 2 Drive-in (12'W x 14'H)
*1 Drive-through (12'W x 14'H)
- CLEAR HEIGHT:** 16'
- POWER:** 400 Amps (TBV)
- PARKING:** 2 Dedicated stalls in front
2 Dedicated stalls at Rear
Additional Parking at yard space
- SALE PRICE:** **\$1,150,000**
- PROPERTY TAX (2023):** \$17,626.73 per annum
- CONDO FEES (2024):** \$994 per month
- AVAILABILITY:** Negotiable

PROPERTY HIGHLIGHTS

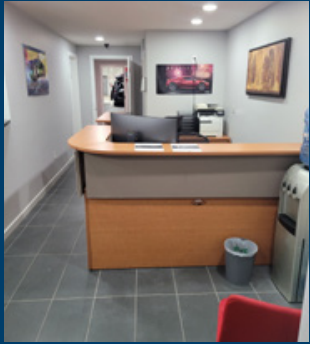
- Industrial bay (AMVIC approved) and auto body business for sale
- Automotive use permitted
- Hydraulic auto lift
- Paint booth
- Air compressor
- Alignment machine and frame machine
- Sump in warehouse
- Drive through capability (12'w x 14'h)
- 2 dedicated parking at front, 2 dedicated parking at rear and plus yard space
- 3,042 SF of fenced yard
- Centrally located at Highfield Industrial
- Close proximity to Macleod Trail SW, Blackfoot Trail SE, Deerfoot Trail, and 8 minutes to Downtown Calgary



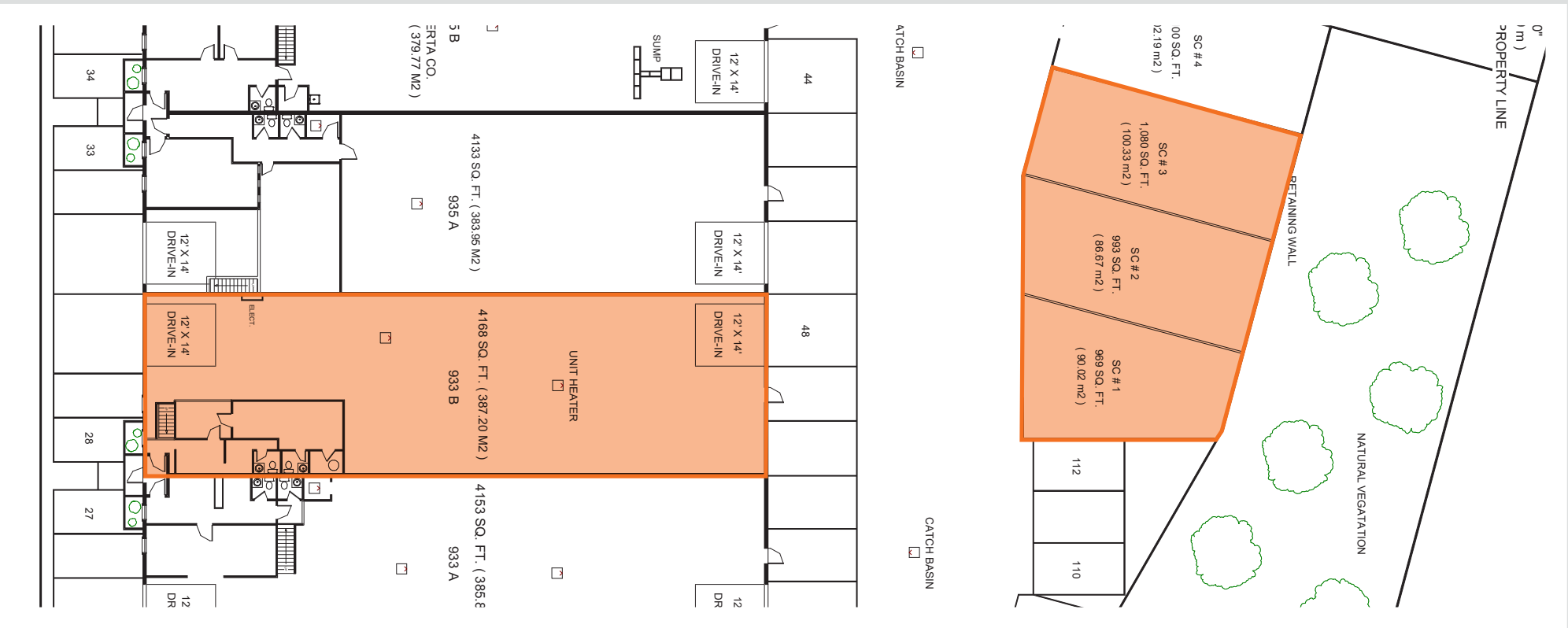
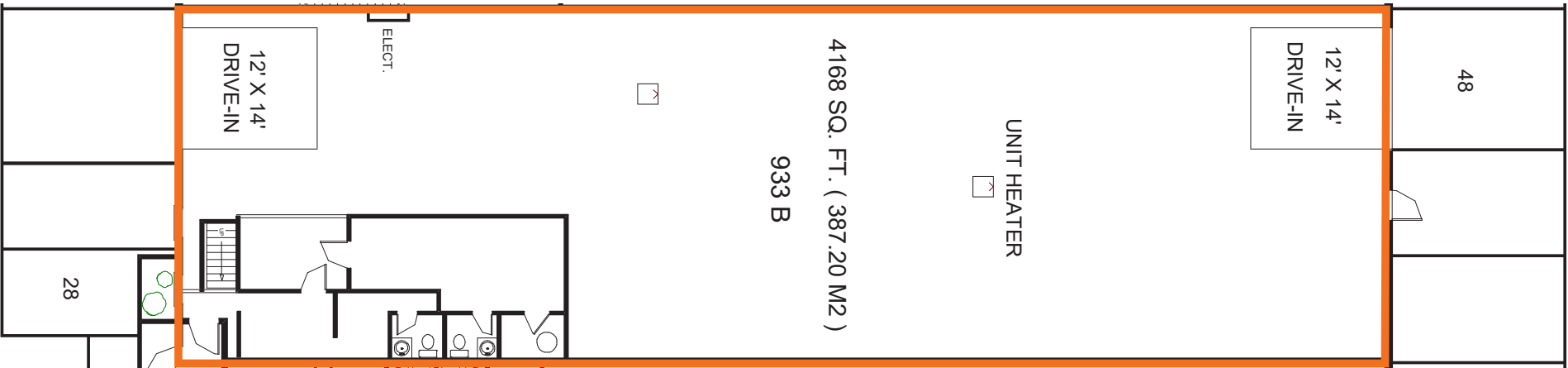
PROPERTY EQUIPMENT LIST

EQUIPMENT	MAKE
Paint Booth	Space Tech
Paint Booth Make-up Air	Mercury
Mixing Room	Space Tech
Shop Make-up Air	EngA
Fire Suppression System	Badger Industry Guard Dry Chemical
Dryer	Gardner Denver - RNC Series Refrigerator
Wedge Clamp System	Wedge Clamp
Wedge Clamp Accessory Kit	Wedge Clamp
Truck Anchor System	Wedge Clamp
Unibody Anchor System	Wedge Clamp
Alignment Machine	John Bean Aligner V3300 *4 Post lift with 14K with two 7K lbs jacking beans

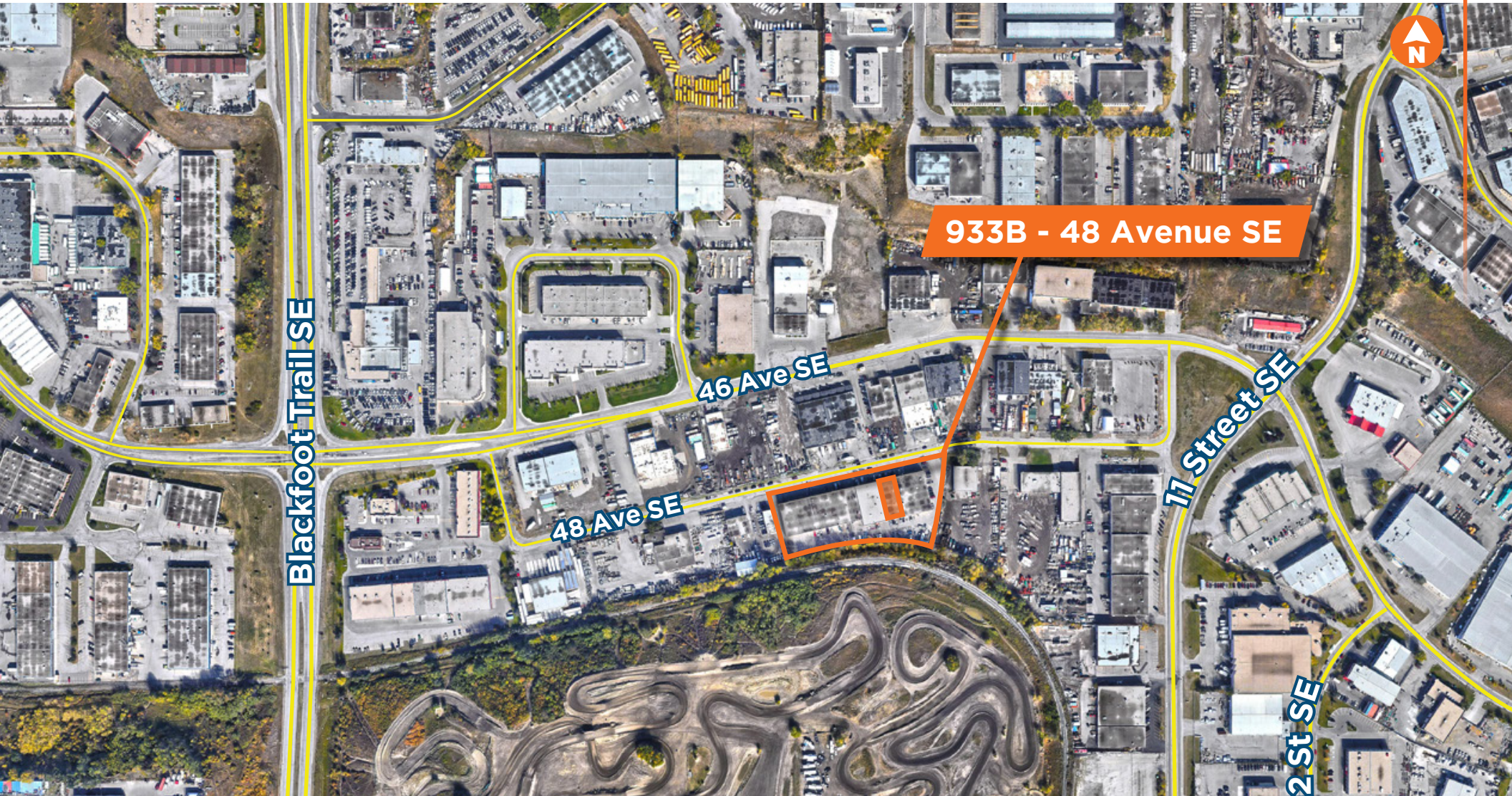
PROPERTY PHOTOS



PROPERTY FLOOR PLAN



LOCATION



CDNGLOBAL[®]

CDNGLOBAL.COM
CDN GLOBAL ADVISORS LTD.
736 - 6 Avenue SW, Suite 1010
Calgary, AB T2P 3T7



Manny Verdugo, SIOR
Vice President / Associate

 403.383.7142

 mverdugo@cdnglobal.com

This communication is intended for general information only and not to be relied upon in any way. Consequently, no responsibility or liability whatsoever can be accepted by CDNGLOBAL for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CDNGLOBAL in relation to particular properties or projects. This communication is not intended to cause or induce breach of any agency agreement. Reproduction or distribution of this communication in whole or in part is not allowed without prior written approval of CDNGLOBAL.