

# \$399,900 - N/A, Calgary

MLS® #A2179342

**\$399,900**

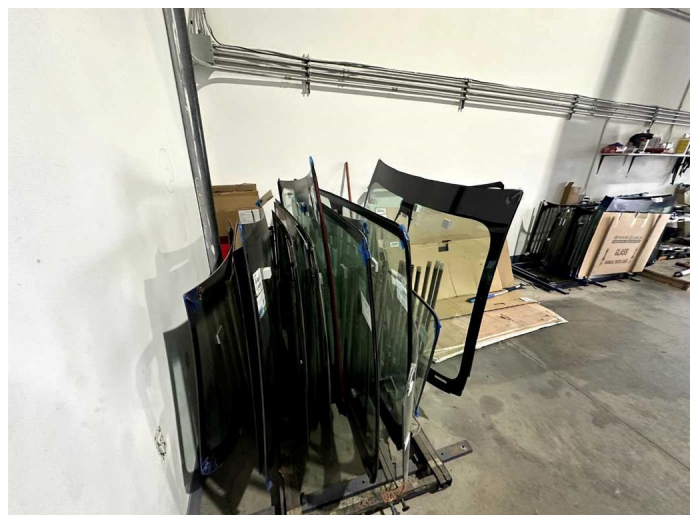
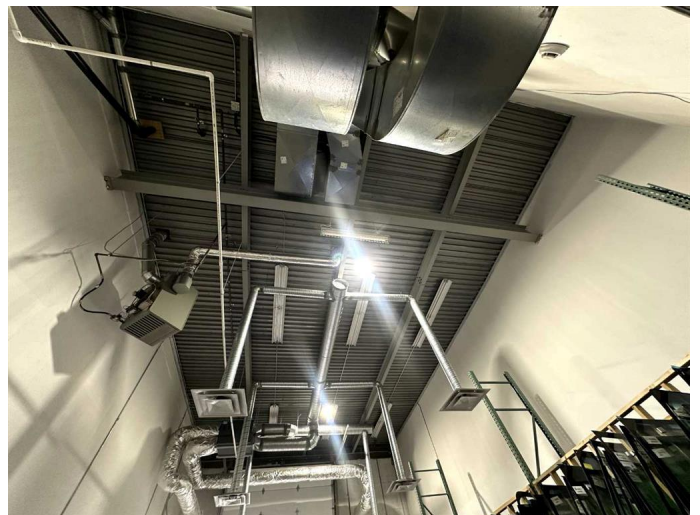
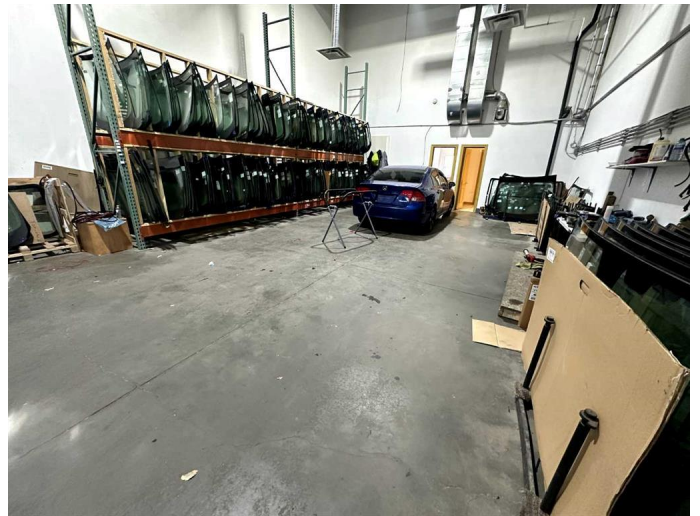
0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

N/A, Calgary, Alberta

Discover a rare opportunity to own a thriving auto windshield repair and replacement business in a high-demand, prime Calgary location. This mixed-use commercial space offers tremendous value with its impressive, ready-to-operate setup. Situated in an area with significant foot traffic and neighboring well-known tenants, this is an unmissable chance to secure a profitable venture.

This 1,700 square foot facility is efficiently divided for optimal operation, featuring a dedicated reception area, customer sitting area, a conference room, a small kitchen, washroom, and a spacious workshop with a 12x12 garage door for seamless loading & vehicle entry & exits. Additionally, there are two assigned parking spots outside for convenient access. The workshop, approximately 1,000+ square feet, has ample space for four to six vehicles, inventory shelving, and workbenches, creating an ideal workspace for an owner-operator.

Running successfully, this business boasts high profit margins and a well-established client base, including partnerships with major car dealerships and B2B relationships. The current owner has invested in solid relationships, making this an ideal acquisition for someone looking to take a profitable, operational business to the next level. The low rent, one of the lowest in the area, secures additional value and profitability for any



potential buyer.

Included in the sale are valuable assets such as a mobile service van that provides city-wide and surrounding area services, a complete inventory of windshield stock, tools, and equipment. The property is zoned DC, providing flexibility for future business expansion or customization. The business is operational six days a week, with lease renewal options available, ensuring long-term stability.

This lucrative, high-margin business is perfect for an owner-operator eager to grow in a profitable, in-demand industry, whether you're new to windshield repair or experienced. Don't miss this unique opportunity to step into a successful business in a strategic location. Contact your favorite realtor today to schedule your viewing and explore the full potential of this outstanding investment for a six figure income business. Buyers will also have an options to get hands-on-training if new to industry.

Built in 2006

### **Essential Information**

MLS® #	A2179342
Price	\$399,900
Bathrooms	0.00
Acres	0.00
Year Built	2006
Type	Commercial
Sub-Type	Business
Status	Active

### **Community Information**

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

### **Interior**

Interior Features    High Ceilings, Separate Entrance

### **Additional Information**

Date Listed	November 14th, 2024
Days on Market	146
Zoning	DC

### **Listing Details**

Listing Office        eXp Realty

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