

# FOR SALE | PRIME AUTO SHOP OPPORTUNITY

9508 - 62 AVENUE EDMONTON | ALBERTA



This fully fixtured automotive shop offers an excellent opportunity for those looking to own a top-tier facility. With four washrooms, including one with a shower, and trench sumps in the shop and detail areas, this shop is designed for efficiency and convenience. The office is air-conditioned, while the shop is equipped with air make-up for optimal airflow. Recently renovated offices and bathrooms, along with newly epoxy-coated floors in both shop and detail areas, provide a modern, professional environment. The facility also features two overhead doors, upgraded fencing, and a yard that is ideal for operations.

In addition to the newly replaced roof and power washer installation, this shop has been upgraded with four new hoists, a top-of-the-line alignment machine, and brand-new tire changing and balancing machines. These upgrades, combined with the modernized infrastructure, make this a turnkey operation ready for business. Whether you're expanding your current operations or starting fresh, this shop offers everything needed for a successful automotive service business.

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**RE/MAX**  
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# FOR SALE | PRIME AUTO SHOP OPPORTUNITY



DETAIL SHOP



OFFICE



AUTO SHOP



PARKING LOT

SALE PRICE  
**\$2,750,000**

POSSESSION  
**Immediate**

## PROPERTY DETAILS

### MUNICIPAL ADDRESS

9508 - 62 Avenue | Edmonton, Alberta

### LEGAL DESCRIPTION

Plan 6228HW, Block 4, Lot 14

### YEAR BUILT

1964

### RECENTLY RENOVATED:

- *New offices*
- *New bathrooms*
- *New epoxy coated floors in shop/detail areas*
- *New roof*
- *Upgraded fencing and yard*

### ROOM SIZES

Detail Area (Main) ± 952 SF

Office (Second) ± 250 SF

### BUILDING SIZE

± 4,520 SF

*Shop & Office*

### LOT SIZE

± 27,000 SF

*Plus option to purchase additional right of way*

### POWER

3 phase

### TYPE

Retail

### ZONING

IM - Medium Industrial

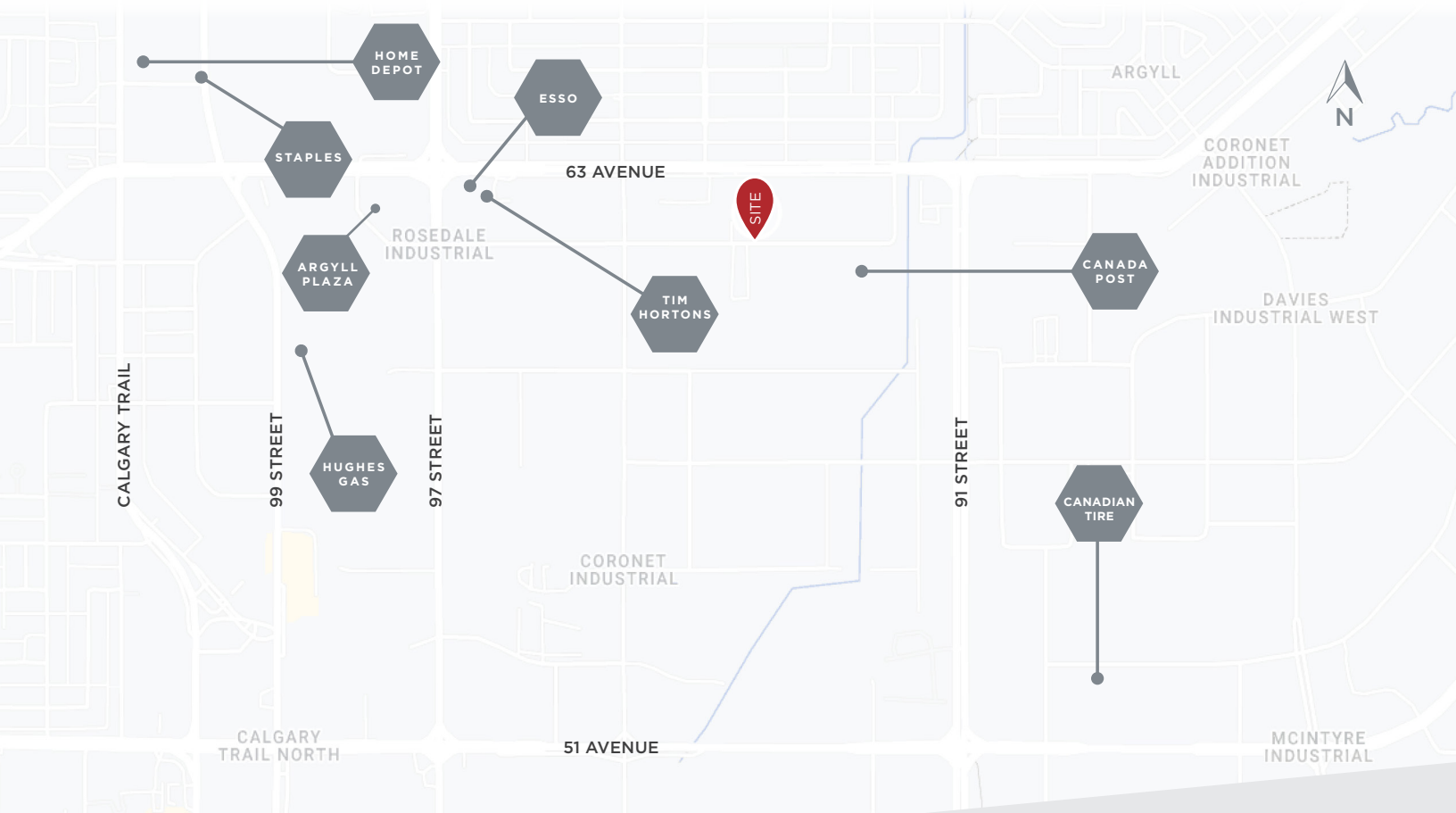
### PARKING

15 surface stalls



**CLICK FOR CURRENT  
IM - MEDIUM INDUSTRIAL  
ZONING USE**

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