

Quick Lube Shop | Greenview Industrial Park

3603 Edmonton Trail NE | Calgary, AB

PROPERTY HIGHLIGHTS

- This is a prime opportunity to secure a well-located, remodeled and updated mechanic or quick lube shop. Great operational potential in one of Calgary's key industrial zones.
- The property includes open shop space, a small office as well as paved parking with 2 access points.

NEW FEATURES

- Drains
- Water Line
- Sewer Line
- Doors
- Slab
- Exterior Paint
- Front Facade

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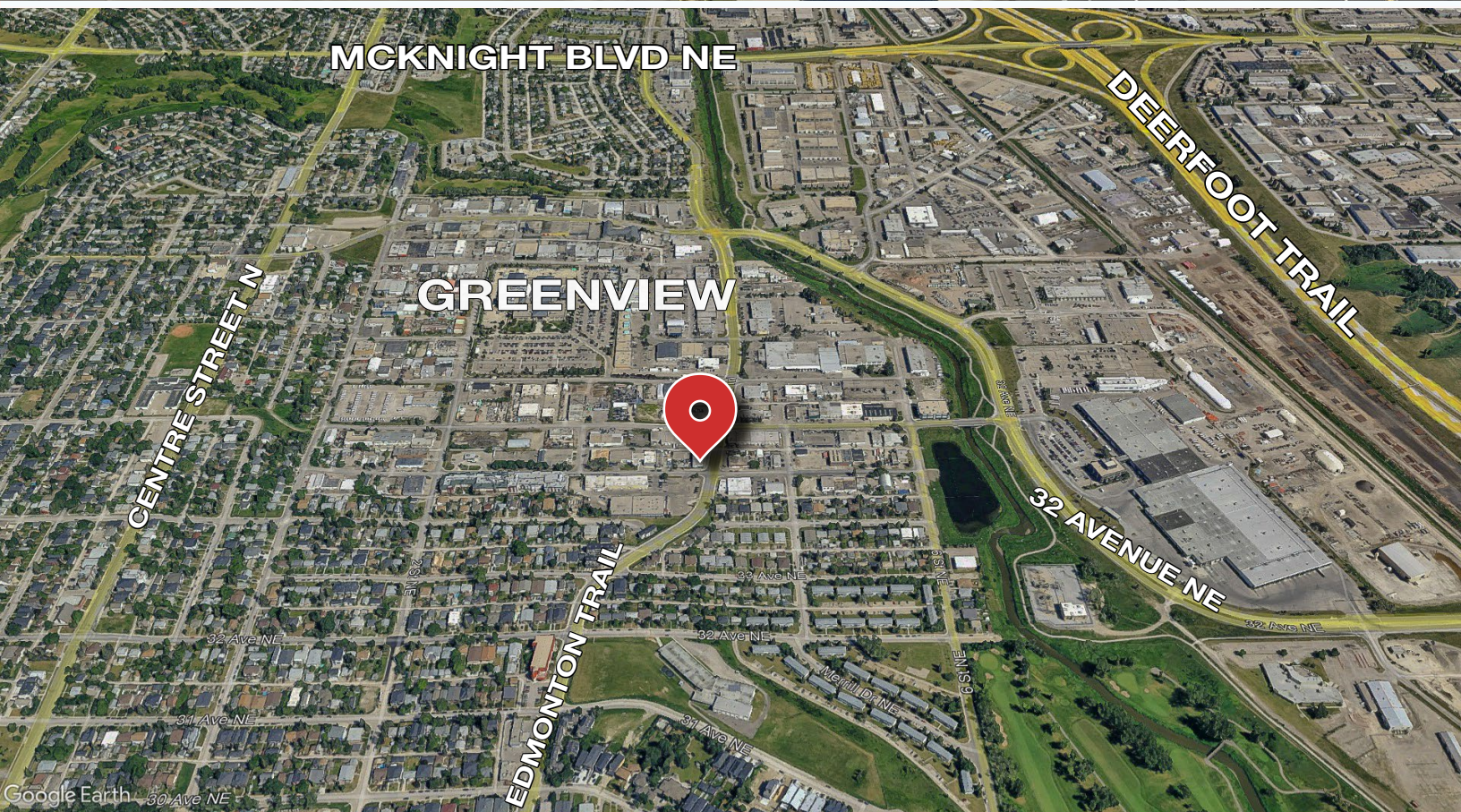
PROPERTY DETAILS

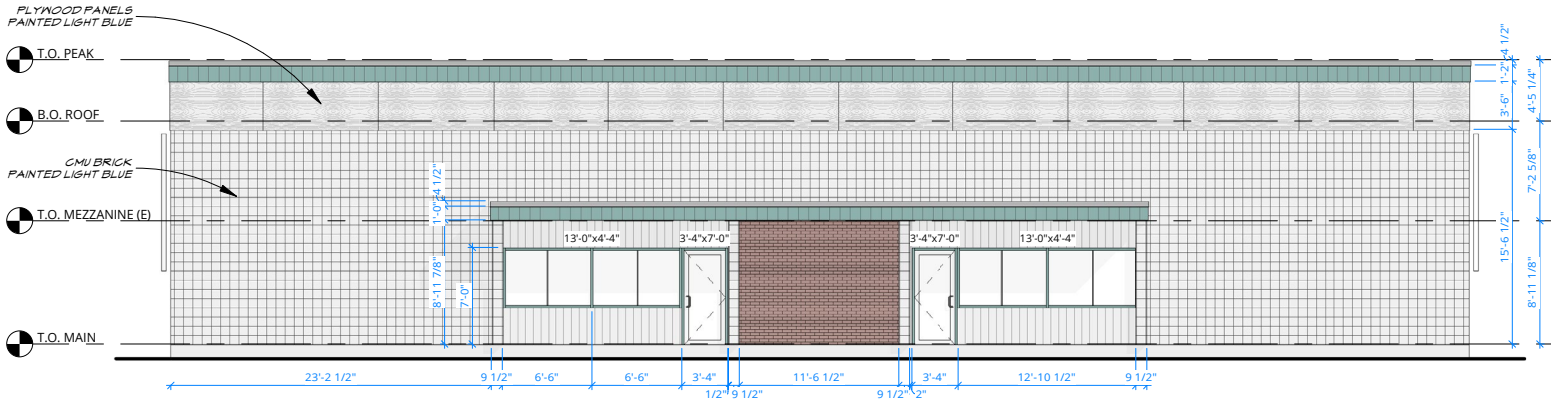
Total	4,000 ± SF
Warehouse Size	3,500 ± SF
Office Size	500 ± SF
Submarket	Greenview Industrial Park
Zoning	I-R
Sale Price	Market
Property Tax	\$29,029.71
Year Built	1970
Power	200 Amp (TBV)
Heating	Forced air
Lighting	LED
Site Size	0.40 AC of land
Drainage	Trench and sumps
Loading	4 x drive-in bays
Ceiling Height	16' Clear
Parking	Ample on site and street
Available	Early 2025

FOR SALE

4,000 ± SF

Turn Key Mechanic Shop





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4,000 ± SF

Turn Key Mechanic Shop

Floor Plan

