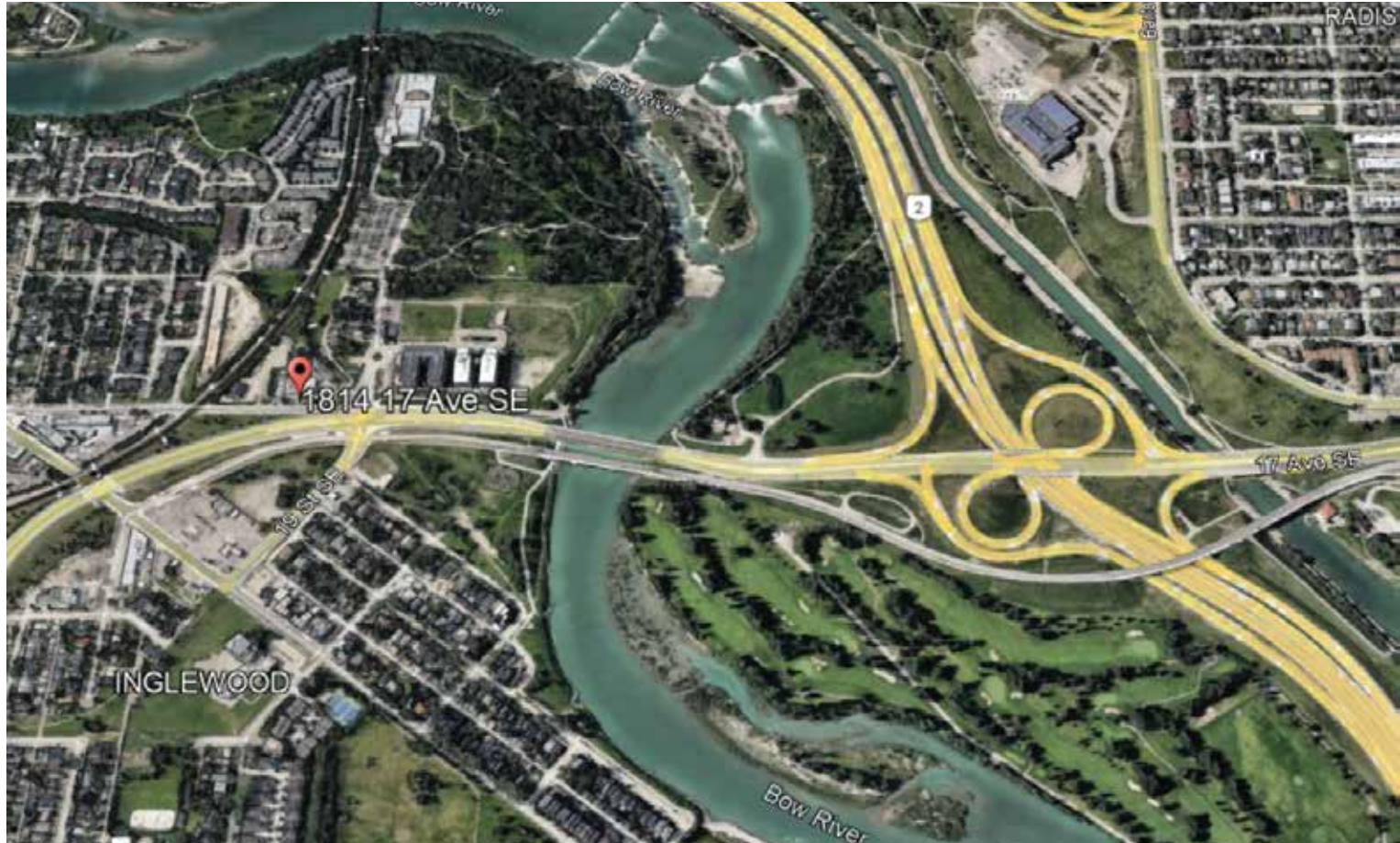


# FOR SALE

# 1814 17 Ave SE

## AUTOMOTIVE OWNER / USER OPPORTUNITY

### 10,000 SQ FT MULTI-TENANT / 0.91 ACRE



**Rare opportunity to acquire fully equipped Auto Repair / Auto body & paint shop / Auto Sales**

- Automotive repair, 3,750 sq ft +/-
- Automotive Body Shop, 3,750 sq ft +/-
- Retail 2,500 sq ft +/-
- Ample yard
- High Exposure, High Traffic Flow location
- ~ 50,000 (+/-) Ave Daily Weekly Traffic Flow



FOR MORE INFORMATION OR TO VIEW PLEASE CONTACT:

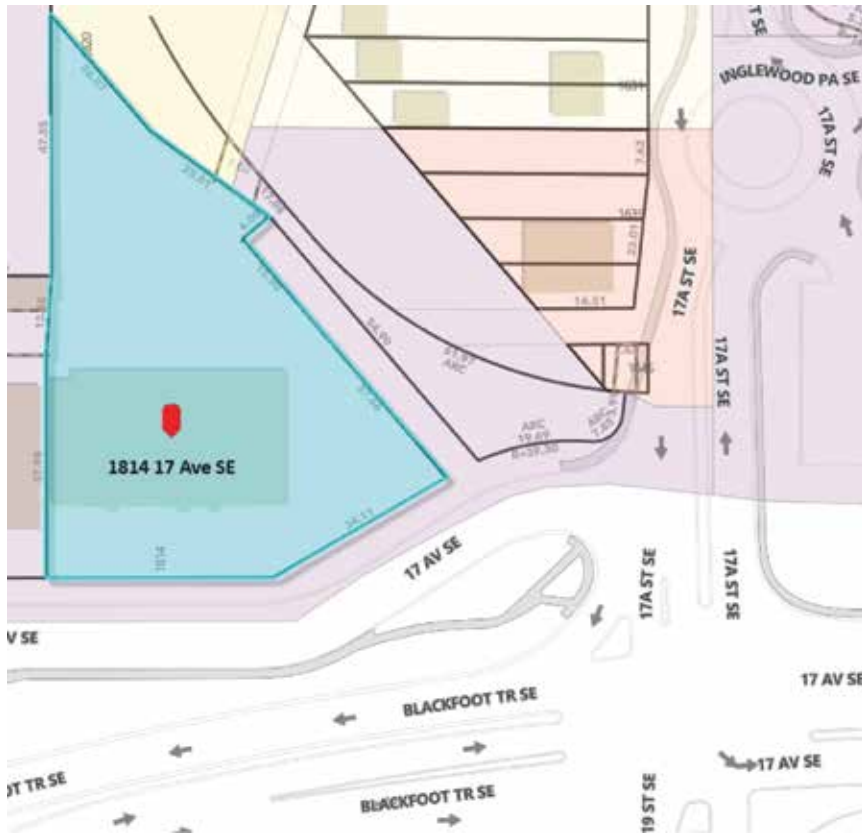
**Listing Agent: Kevin Laliberte**  
587-717-0333 | [ycccommercial@gmail.com](mailto:ycccommercial@gmail.com)

**Broker: Bruce Hubbard**  
403-540-7176 | [bhubbard@lbhrealty.com](mailto:bhubbard@lbhrealty.com)  
5218 – 86 Avenue S.E. Calgary AB T2C 4L7

# LB HUBBARD

realty group

# Property Amenities & Site Plan



**Zoning:** DC 2Z93 Site 3  
*Permitted & discretionary use rules of the C-2 (12) district*

**Make-up Air:** CFM TBV  
**Built:** 1981  
**Taxes:** \$60,000 per year  
**Power:** Ample  
**Total Building:** 10,000 sq ft  
**Site Coverage:** 25%  
**Site Size:** 0.91 Acre  
**Yard:** Fully Paved

## Recent Upgrades

- Make-up Air

## Additional Amenities

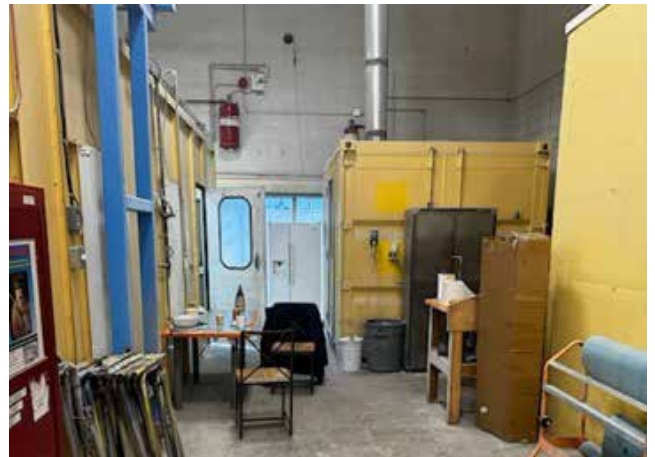
- Paint Booth
- Five Overhead Doors (TBV)

## Auto Repair Shop 3,750 sq ft

- Ceiling Height 17' 2"
- 1 - OH Door 9' x 9'
- 1 - OH Door 13' x 12' 6"
- 1 - OH Door 9' x 9'

## Auto Body Shop 3,750 sq ft

- Ceiling Height 17' 10"
- 1 - OH Door 13' 10" x 11'



## SALE PRICE: \$4,900,000

FOR MORE INFORMATION OR TO VIEW PLEASE CONTACT:

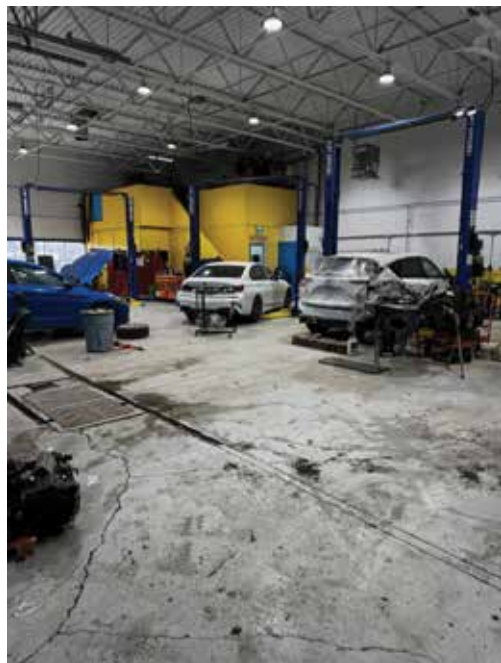
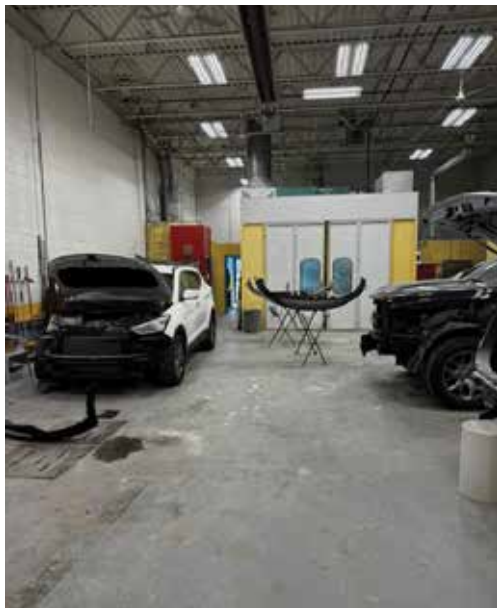
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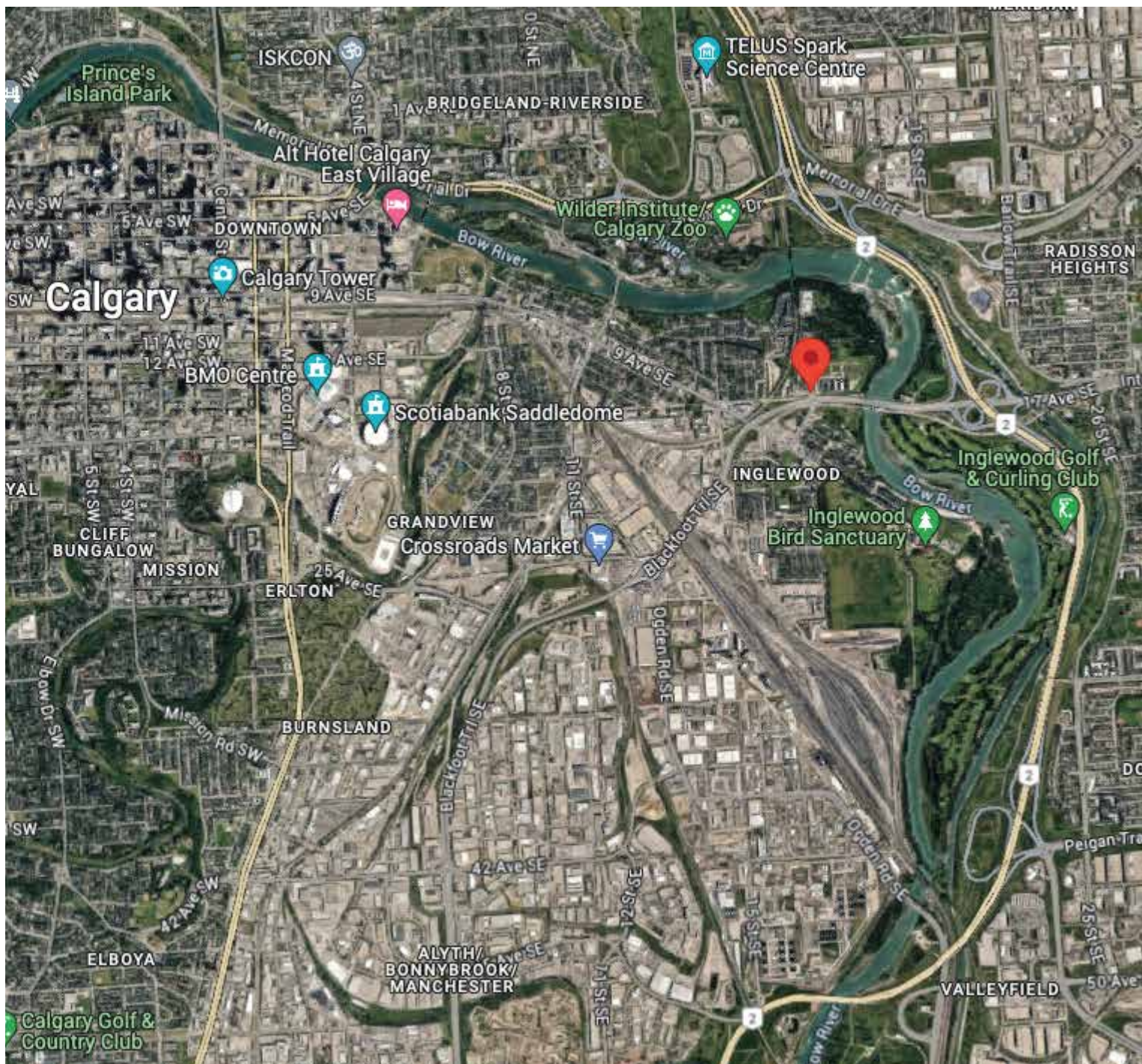
**Broker: Bruce Hubbard**

403-540-7176 | [bhubbard@lbhrealty.com](mailto:bhubbard@lbhrealty.com)

# Property Photos



# Location (City View)



**L B HUBBARD**  
realty group

[www.lbhrealty.com](http://www.lbhrealty.com)

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5218 – 86 Avenue S.E. Calgary AB T2C 4L7

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B  
H**

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