

F O R S A L E

RITE PRICE BRAKE & MUFFLER SERVICE WELL ESTABLISHED BUSINESS SOUTH CENTRAL LOCATION



Highlights...

- ✓ Well established business
- ✓ Turnkey opportunity, price includes all major equipment
- ✓ Great South central location just off Blackfoot Trail
- ✓ Low rental rate
- ✓ Good Parking and accessibility
- ✓ Ability to negotiate new Lease

CENTURY 21 Bamber Realty Ltd.

PAUL LOUITT

1612 - 17 Avenue S.W.

Calgary, Alberta, Canada T2T 0E3

Office/Pager: (403) 245-0773 www.calgarycommercialrealty.com

Cellular: (403) 861-5232 \ Fax: (403) 229-0239 \ E-Mail: ploutitt@shaw.ca

Industrial, Retail, Investment Sales & Leasing

FOR SALE

NAME OF BUSINESS:	Rite-Price Brake & Muffler Service Ltd.
DESCRIPTION:	Automotive service including , brakes exhaust, tires and general auto repairs
MUNICIPAL ADDRESS:	3, 4623 Manilla Road SE
ZONING:	I-G Industrial General
RENTABLE AREA:	Approximately 2,200 sq ft
CURRENT RENT:	\$2,200 per month all inclusive
LEASE TERM:	Month to Month, new Lease can be negotiated with Landlord
PARKING:	7 stalls in total, 3 in front 4 in rear
CEILING HEIGHT:	12 feet
HISTORIC GROSS SALES:	\$250,00—\$300,0000 last 3 years
EMPLOYEES:	Owner and 1 part time, Aprox. 28 hours per week
ASKING PRICE:	\$ 99,500
INCLUDED IN SALE:	Goodwill, Leasehold improvement, major equipment , see enclosed equipment list
INVENTORY:	Approximately \$5,000—\$8,000, Extra based on cost
COMMENTS:	Well established turnkey automotive repair business in great south central location offered for sale, Current owner has run business for over 15 years. Shop is closed ever year January and February.

NOTE: the information contained herein is compiled from sources deemed to be reliable, but is not warranted to be so. This information is subject to verification and does not form part of any future agreement. This property may be withdrawn from the market at any time without further notice.

FOR SALE

SHOP EQUIPMENT

- 1 One (1) Parts Truck Chevrolet 1500
- 2 Two (2) Bend Pak 9000 lb 2 post Hoists
- 3 Coleman 7HP 60 Gallon Comp
- 4 One (1) Bosch WB 410 Balancer
- 5 One (1) Bosch TC 220S Tire Machine
- 6 One (1) Blue Boy American Machine Hydraulic Pipe Bender
- 7 AAMCO Brake Lathe
- 8 Master Craft 13IN Drill Press
- 9 Two Transmission Jacks (1) Neiko Pro. 2 ton and (1) 1 ton
- 10 One (2) Engine Cranes
- 11 Two (2) Floor Jacks
- 12 One (1) Fire power 3 in 1 MST 2201 Mig,Tig and stick Welding machine
- 13 One (1) 20 Tonne Press
- 14 One (1) Oxygen Acetylene Set
- 15 Three (3) Pcs 500 Ltr Oil Container
- 16 One (1) 1000 liter used oil container
- 17 Four (4) Pull out steel cabinets
- 18 Eight (8) Wurth Wall mounted cabinets
- 19 One (1) Rubber hose dispenser cabinet
- 20 Two (2) Wurth 4 Drawer cabinet
- 21 One (1) Mastercraft work bench with peg board
- 22 One (1) Oil Drain
- 23 Two (2) Scan tools (1) Snap on Ethos (1) OTC Encore
- 24 Three (7) Wall Mount Tire Rack
- 25 One (1) Moveable tire rack
- 26 Three (3) Hanging air hose reels
- 27 Mechanics Vise
- 28 One (1) Chop Saw
- 29 One (1) Mechanic's Table
- 30 Four (4) Jack Stands
- 31 One (1) MotoMaster Battery Charger
- 32 One (1) 500 Kg. Engine Support
- 33 One (1) Portable Air Tank
- 34 One (1) Bead air blaster

F O R S A L E

OFFICE INVENTORY

- 35 DeskTop HP Computer
- 36 One (1) HP 8710 Officejet Printer
- 37 One (1) Lorex CCTV
- 38 One (1) 40" Samsung TV
- 39 Two (2) Desks
- 40 Six (6) Office Chairs
- 41 One (1) 2 Door Filing Cabinet
- 42 One (1) 3 Door Filing Cabinet
- 43 One (1) Tall Locker Cabinet
- 44 One (1) Front Glass counter
- 45 Three (3) Ikea Display cabinets
- 46 One (1) Ikea glass display cabinet
- 47 Four (4) Customer chairs
- 48 Center Table
- 49 Two (2) Front Stools
- 50 One (1) Water cooler dispenser
- 51 One (1) Keurig coffee maker
- 52 One (1) Microwave
- 53 One (1) Toaster oven

F O R S A L E

