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## 4818 HWY 49 FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Spirit River, Alberta



**Listing ID:**  
27546


**MLS ID:**  
A2018307

**\$500,000**



 **THERESA CALLIOUX**  
 (780) 296-5892

 Sutton Group Grande Prairie Professionals  
 780-532-7701

 4818 HWY 49 , Spirit River , Alberta T0H 3G0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 1111	<b>Zoning</b> Com
<b>Subdivision</b> NONE	<b>Building Type</b> See Remarks	<b>Year Built</b> 1996
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business
<b>Legal Plan</b> 2378NY	<b>Building Area (Sq. Ft.)</b> 5760.00	<b>Building Area (Sq. M.)</b> 535.12
<b>Inclusions</b> All supplies and stock inventory	<b>Restrictions</b> None Known	<b>Reports</b> None

This is a great turn key business that has been operating for many years. There is a steady line of customers, farmers and oilfield as well as residential. This solid business has the market covered. It is a 5760 sf building with 3 wash bays, and a super bee truck bay. The dimensions are 96' x 60' which gives lots of room for the vehicles. The timer system for washing is great and keeps customers happy. There is mezzanine storage, and a storage room off the office. This property has great front end office, and also a bathroom. You have hi way access, so location is great. The yard is .85 acres . If you are looking to get into a great business that has been proven, and that has the monopoly on the market share, this is the business for you. Please call today

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