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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

**Transaction Type**

For Sale

**Days On Market**

903

**Zoning**

Com

**Subdivision**

NONE

**Building Type**

See Remarks

**Year Built**

1996

**Structure Type**

Industrial

**Property Type**

Commercial

**Property Sub Type**

Business

**Legal Plan**

2378NY

**Building Area (Sq. Ft.)**

5760.00

**Building Area (Sq. M.)**

535.12

**Inclusions**

All supplies and stock inventory

**Restrictions**

None Known

**Reports**

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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