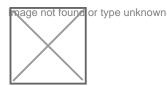


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **4818 HWY 49 FOR SALE**

Commercial Real Estate > Commercial Property for Sale



Location

Spirit River, Alberta

Listing ID:

27546

MLS ID:

A2018307

\$500,000



- **A THERESA CALLIOUX**
- **2** (780) 296-5892
- **2** 780-532-7701
- 4818 HWY 49 , Spirit River , Alberta T0H 3G0

**Transaction Type** 

For Sale

**Days On Market** 

903

**Zoning** Com

1996

Subdivision

NONE

**Building Type**See Remarks

Year Built

Structure Type

Industrial

Property Type Commercial **Property Sub Type** 

Business

Legal Plan

2378NY

Building Area (Sq. Ft.)

Building Area (Sq. M.)

5760.00

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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