

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.

## 641 1 STREET W FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Brooks, Alberta

**Listing ID:**  
28201


**MLS ID:**  
A2141659

**\$1,800,000**



 **ROCKY PARK**  
 (403) 681-7512

 **CIR Realty**  
 403-247-7770

 641 1 Street W, Brooks , Alberta T1R 0N3

**Transaction Type**

For Sale

**Days On Market**

320

**Zoning**

C

**Subdivision**

Central

**Year Built**

2007

**Structure Type**

Retail

**Property Type**

Commercial

**Property Sub Type**

Business

**Legal Plan**

0713219

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

6500.00

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

603.86

**Lot Size (Sq. Ft.)**

35719

**Lot Size (Acres)**

0.82

**Inclusions**

N/A

**Restrictions**

None Known

**Reports**

Financial Statements

\* WELL ESTABLISHED BUSY CAR WASH \* 5 CAR WAND BAYS, 1 AUTO BAY, 1 TRUCK BAY(TANDEM) \* STEADY SALES EVEN DURING THE COVID TIME \* SALES: 2024 \$510,070, 2023 \$490,304 \* LOT SIZE: 0.82 ACRES \* BUILT IN 2007 \* VERY GOOD CUSTOMER REVIEWS(GOOGLE REVIEW 4.3) \* CLOSE TO HWY 1 \* OWNER RETIRING \*\* Please check Hot Rod Auto Spa Carwash on Facebook

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.