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CAR WASH FOR SALE

Businesses and Franchises for Sale > Business for Sale





Location
Athabasca, Alberta



Listing ID:
30355

MLS ID:
A2215775

\$2,195,000



 **RADELL BENNETT**
 (780) 689-9245

 **ROYAL LEPAGE COUNTY REALTY**
 780-675-5511

 4706 50 Avenue , Athabasca , Alberta T9S 1C1

Transaction Type For Sale	Title Fee Simple	Days On Market 63
Business Name SS Athabasca Car Wash	Business Type Car Wash	Zoning C3
Subdivision Athabasca Town	Building Type Mixed Use	Year Built 2006
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Business
Legal Plan 7241AH	Building Area (Sq. Ft.) 14400.00	Building Area (Sq. M.) 1337.79
Lot Size (Sq. Ft.) 15600	Lot Size (Acres) 0.36	Construction Type Metal Siding
Roof Metal	Cooling Central Air	Heating Combination,Natural Gas
Lot Features Back Lane,Paved	Access to Property On Major Traffic Route	Inclusions To be determined at time of offer
Restrictions Non-Smoking Building	Reports Title	

OWNER IS RETIRING! Welcome to the largest car wash in the thriving town of Athabasca, Alberta. But it is more than just a car wash, there is multi-use space on the second level for additional monthly income! This is a rare opportunity for an owner-operator to step into a fully operational business with strong local demand. The property features 5 self-serve bays and one automatic wash tunnel. Strategically positioned along a major traffic route with excellent visibility, drawing both commuter and local traffic daily. The building is over 14,000 square feet and houses the car wash facility on the main level. On the second level you will find a mix of multi purpose rooms, offices and washrooms. An additional feature that sets this property apart from other car wash businesses is the living quarters. The owners suite has 3 bedrooms and 2 bathrooms. There is also a separate studio suite that is perfect for employee housing or extra rental income. With minimal staffing requirements and simple day-to-day management, it's an ideal fit for someone seeking steady income and flexible hours. Don't miss this opportunity to own your own business and take control of your financial future.

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