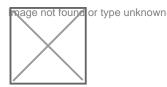


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **CAR WASH FOR SALE**

Businesses and Franchises for Sale > Business for Sale



**Location** Athabasca, Alberta Listing ID: 30355

MLS ID: A2215775

\$2,195,000



A RADELL BENNETT

**2** (780) 689-9245

■ ROYAL LEPAGE COUNTY REALTY

**2** 780-675-5511

4706 50 Avenue, Athabasca, Alberta T9S 1C1

**Transaction Type** 

For Sale

Title

Fee Simple

Car Wash

**Days On Market** 

63

**Business Name** 

SS Athabasca Car Wash

**Business Type** 

Zoning СЗ

2006

Year Built

Subdivision

Athabasca Town

**Building Type** 

Mixed Use

**Structure Type** 

Mixed Use

Legal Plan

**Property Type** 

**Property Sub Type Business** 

Commercial

Building Area (Sq. Ft.)

7241AH

14400.00

Building Area (Sq. M.)

1337.79

Lot Size (Sq. Ft.)

15600

Lot Size (Acres)

**Construction Type** 

Metal Siding

Roof Metal Cooling

0.36

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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