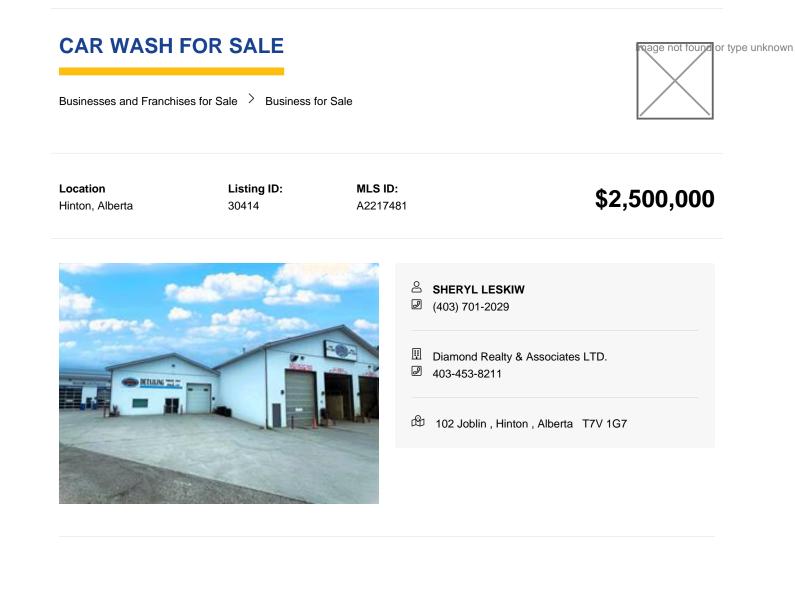


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Transaction Type For Sale	Days On Market 131	Business Name Outback Car & Truck Wash, Mobil Oil Lube
Business Type	Zoning	Subdivision
Car Wash	001100	NONE
Building Type	Year Built	Structure Type
Free-Standing	2006	Industrial
Property Type	Property Sub Type	Legal Plan
Commercial	Business	7821203
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Inclusions
11475.00	1066.05	Equipment List to be provided
Restrictions	Reports	

Excellent opportunity to own this well-established and very well-maintained, full service car & truck wash business. Property (land & building) are included (approx lot size is 0.94 acres, approx bldg size is 11,475 sq ft). Businesses include: 1) TRUCK WASH, 2) CAR WASH, 3) MOBIL LUBE SHOP (providing oil changes), 4) TIRE SHOP (providing tire changes with tire mounting & balancing service), 5) TIRE STORAGE RACKS and 6) DETAILING service. The building and property are set up to manage (wash, oil changes & tire management) for big rigs and trailers. It includes a large marshalling area, oil burner for heat, dual electric overhead doors, tire mounts & tire balancing plus tire storage racks. The existing detail bay of 4,000+ sq ft could continue to be used for detailing or be converted for other uses. This opportunity is located in Hinton, AB, approximately 3 hours west of Edmonton.

Financial Statements

None Known

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