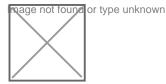


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

11113 102 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationFairview, Alberta

Listing ID: 31521

MLS ID: A2243865

\$625,000



△ WALKER COTE

(780) 837-1730

Sutton Group Grande Prairie Professionals

2 780-532-7701

11113 102 Avenue, Fairview, Alberta T0H 1L0

Transaction Type

For Sale

Days On Market

2

Zoning

C-2

Subdivision

NONE

Year Built

1978

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Business

Legal Plan

Dusiness

572EO

Building Area (Sq. Ft.)

7989.00

Building Area (Sq. M.)

742.20

Construction Type

Concrete

Foundation

Heating

Poured Concrete Forced Air, Natural Gas, Radiant

Commercial Amenities Lunchroom,Parking-Extra,See Remarks,Storage,Storefront

Inclusions

Appliances in rental units, see attached supplement for all Equipment &

Inventory List

Restrictions
None Known

Reports
Aerial Photos

Excellent business opportunity to own a very well-established car & truck wash in Fairview, Alberta! Ready for a turn-key operation?! Look no further than this property. Featuring a six-bay car wash with an adjacent detailing shop, mechanical room, a two-story addition that includes two rental suites and an attached garage. The original six-bay building, constructed in 1978, continues to attract customers with its well-maintained facilities. The two-story addition, constructed in 1998 features a retail area storefront, office, staff room, a 2 piece bathroom, utility room, and an attached garage making it an ideal space to run a business. The fully developed residential suites provide extra monthly income! Each suite features 2 bedrooms, 1 bathroom, a full kitchen with appliances and a washer/dryer. The car wash itself is a well-established business. The drive thru car wash bays are equipped with high-quality equipment, ensuring reliable and efficient operation for years to come. Featuring Tap, Debit, and wash card GC readers as well as coin boxes. 4 wet/dry vacuums, 6 self-serve wash guns, 6 air hose guns and 1 high-pressure wash gun. One (12'x10') electric overhead door in the detailing shop, four (12'x12') EOHD in wash bays #2 and #3, two (16'x14') EOHD - wash bay #1 and One (12'x7') EOHD - attached garage. The dedicated detail shop specializes in cleaning and detailing vehicles, using high-quality equipment and products. Providing a steady stream of income for the business along with the self-serve car wash. Not to mention the 1 and a half vacant lot included in the sale price that presents an opportunity for entrepreneurs and business owners looking to expand operations or establish a new presence in a bustling commercial area. Ready for immediate development to accommodate a variety of businesses and industries. The lot offers ample space for building a new structure or expanding an existing one. The property is located in a prime location, offering great visibility and easy access for customers. Don't miss this opportunity to own a versatile property with endless potential! Contact us today to schedule a viewing and see all that this amazing commercial building has to offer!

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