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## 11113 102 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Fairview, Alberta


**Listing ID:**  
31521


**MLS ID:**  
A2243865

**\$625,000**



 **WALKER COTE**  
 (780) 837-1730

 Sutton Group Grande Prairie Professionals  
 780-532-7701

 11113 102 Avenue , Fairview , Alberta T0H 1L0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 2	<b>Zoning</b> C-2
<b>Subdivision</b> NONE	<b>Year Built</b> 1978	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business	<b>Legal Plan</b> 572EO
<b>Building Area (Sq. Ft.)</b> 7989.00	<b>Building Area (Sq. M.)</b> 742.20	<b>Construction Type</b> Concrete
<b>Foundation</b> Poured Concrete	<b>Heating</b> Forced Air,Natural Gas,Radiant	<b>Commercial Amenities</b> Lunchroom,Parking-Extra,See Remarks,Storage,Storefront
<b>Inclusions</b> Appliances in rental units, see attached supplement for all Equipment & Inventory List	<b>Restrictions</b> None Known	<b>Reports</b> 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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