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CAR WASH FOR SALE

Businesses and Franchises for Sale > Business for Sale



Location
Cochrane, Alberta



Listing ID:
31975


MLS ID:
A2254001

\$3,448,000



 **DAMIEN BERG**
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 Grassroots Realty Group
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 26 Griffin Industrial Point , Cochrane , Alberta T4C 0A2

Transaction Type For Sale	Days On Market 22	Business Type Car Wash
Zoning I-G	Subdivision Industrial	Year Built 2019
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 0210633	Building Area (Sq. Ft.) 8968.00	Building Area (Sq. M.) 833.15
Lot Size (Sq. Ft.) 27232	Lot Size (Acres) 0.63	Footprint (Sq. Ft.) 7676
Lot Features Paved	Access to Property Paved Road	Inclusions See Supplements
Restrictions Easement Registered On Title,Utility Right Of Way	Reports Floor Plans	

Introducing a rare opportunity to own a purpose-built, high-visibility commercial property designed to serve a wide range of vehicle types — from compact cars to large trucks. Located in the thriving industrial area of Griffin Industrial, this 8,968 sq ft facility offers a turn-key solution for operators in the car/truck wash industry or those seeking a unique income-producing asset. Main Level Highlights: 4 self-serve wash bays, Massive 96-ft Truck & RV Bay (Max Height: 13'6"), Touchless Typhoon drive-through wash bay, Dedicated room for a potential dog wash, Public office, 2 utility rooms, water softener room, and two 2-pc washrooms Mezzanine Level: Private office, 2 storage rooms, Additional 2-pc washroom Modern, clean, and professionally maintained, this facility is equipped with premium components, a brand new Navien Boiler System, and intuitive flow-through access for ease of customer use. The office space is bright and welcoming, while the mezzanine level provides functional work and storage areas. Additional Features: Paved access routes and drive-through lanes, Excellent signage exposure, Plenty of customer and employee parking, Easy access for trucks, trailers, and RVs. This property is ideal for an owner-operator or investor looking to expand or enter the car/truck wash industry with a one-of-a-kind facility — a rarity in today's market. High-traffic location with quick access to major commuter and transport routes makes this an unbeatable opportunity.

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