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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

\$3,150,000



 **DAMIEN BERG**
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 Grassroots Realty Group
 833-477-6687

 26 Griffin Industrial Point, Cochrane, Alberta T4C 0A2

Transaction Type	Days On Market	Business Type
For Sale	150	Car Wash
Zoning	Subdivision	Year Built
I-G	Industrial	2019
Structure Type	Property Type	Property Sub Type
Industrial	Commercial	Industrial
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
0210633	8968.00	833.15
Lot Size (Sq. Ft.)	Lot Size (Acres)	Footprint (Sq. Ft.)
27232	0.63	7676
Lot Features	Access to Property	Inclusions
Paved	Paved Road	See Supplements
Restrictions	Reports	
Easement Registered On Title, Utility Right Of Way	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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