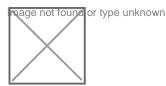


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

CAR WASH FOR SALE

Businesses and Franchises for Sale > Business for Sale



LocationCochrane, Alberta

Listing ID:

31975

MLS ID: A2254001

\$3,448,000



△ DAMIEN BERG

(587) 777-7276

■ Grassroots Realty Group

3 833-477-6687

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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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