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10620 117 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Grande Prairie, Alberta

Listing ID:
33279

MLS ID:
A2274000

\$1,475,000



CORD SPERO
 (780) 832-5880

RE/MAX Grande Prairie
 780-538-4747

10620 117 Avenue , Grande Prairie , Alberta T8V 7N7

Transaction Type	Title	Days On Market
For Sale	Fee Simple	23
Zoning	Subdivision	Year Built
CA	Royal Oaks	2000
Structure Type	Property Type	Property Sub Type
Other	Commercial	Industrial
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
9823213	5610.00	521.18
Lot Size (Sq. Ft.)	Lot Size (Acres)	Inclusions
43560	1.00	n/a
Restrictions	Reports	
None Known	None	

This investment opportunity offers strong, reliable cash flow in the carwash industry and has recently undergone equipment and mechanical upgrades, allowing new ownership to step directly into a turnkey operation. Ideally positioned just off the high-traffic By-Pass and backing onto high-density residential, the location is second to none and situated on a generous 1-acre lot. The facility features six well-appointed wash bays with coin and credit card controls, high-pressure wands, and brushes, and the building has been well maintained with excellent entry and exit access, along with a secured office inside. Call your Commercial Realtor® today for further information.

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