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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 For Sale	Title Fee Simple	Days On Market 86
Zoning CA	Subdivision Royal Oaks	Year Built 2000
Structure Type Other	Property Type Commercial	Property Sub Type Industrial
Legal Plan 9823213	Building Area (Sq. Ft.) 5610.00	Building Area (Sq. M.) 521.18
Lot Size (Sq. Ft.) 43560	Lot Size (Acres) 1.00	Inclusions n/a
Restrictions None Known	Reports 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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