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CAR WASH FOR SALE

Businesses and Franchises for Sale > Business for Sale



Location
Athabasca, Alberta

Listing ID:
33932

MLS ID:
A2284755

\$2,155,000



 **SIMON CHOI**
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 4706 50 Avenue , Athabasca , Alberta T9S 1C1

Transaction Type For Sale	Title Fee Simple	Days On Market 83
Business Type Car Wash	Zoning C3	Subdivision Athabasca Town
Building Type Free-Standing	Year Built 2006	Structure Type Retail
Property Type Commercial	Property Sub Type Business	Legal Plan 7241AH
Building Area (Sq. Ft.) 14400.00	Building Area (Sq. M.) 1337.79	Lot Size (Sq. Ft.) 15681
Lot Size (Acres) 0.36	Construction Type Metal Siding	Roof Metal
Cooling Central Air	Heating Natural Gas	Inclusions An equipment list will be determined.
Restrictions None Known	Reports Title	

OWNER IS RETIRING. A rare opportunity to acquire the largest car wash in the town of Athabasca, Alberta, offering a proven business operation combined with on-site residential living and additional income potential. This well-established and fully operational car wash features five self-serve bays and one automatic wash tunnel, ideally located along a major traffic route with excellent visibility, attracting consistent local and commuter traffic. The property includes an approximately 14,400 sq.ft. building, with the car wash facility located on the main level. The second level offers a flexible layout consisting of multi-purpose rooms, office space, and washrooms, providing opportunities for additional monthly rental income or business use. A key feature of this property is the on-site living quarters, making it especially suitable for an owner-operator. The owner's suite includes three bedrooms and two bathrooms, along with a separate studio suite that may be used for employee accommodation or additional rental income. The business operates with minimal staffing requirements and straightforward day-to-day management, making it an attractive option for hands-on ownership. The current owner has operated the business since 2017, with reported annual revenue of approximately \$443,000. The property is situated on approximately 0.36 acres of land. This is an excellent opportunity to acquire a stable, income-producing business with real estate and residential living, ideal for an owner-operator or lifestyle-focused buyer.

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