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## 1280 4 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Medicine Hat, Alberta

**Listing ID:**  
34470

**MLS ID:**  
A2294453

**\$780,000**



 **ROCKY PARK**  
 (403) 681-7512

 CIR Realty  
 403-247-7770

 1280 4 Avenue NE, Medicine Hat , Alberta T1A 6B9

**Transaction Type**

For Sale

**Days On Market**

62

**Zoning**

Neighbourhood Commercial

**Subdivision**

NONE

**Year Built**

1966

**Structure Type**

Retail

**Property Type**

Commercial

**Property Sub Type**

Retail

**Legal Plan**

1433HS

**Building Area (Sq. Ft.)**

5030.00

**Building Area (Sq. M.)**

467.30

**Lot Size (Sq. Ft.)**

12632

**Lot Size (Acres)**

0.29

**Inclusions**

N/A

**Restrictions**

None Known

**Reports**

Financial Statements

This well-maintained car wash in Medicine Hat presents a rare opportunity to acquire a turnkey business with steady sales and an exceptionally loyal, regular customer base. Strategically located on a 12,500 sqft lot within a rapidly growing residential area, the facility is perfectly equipped to handle diverse needs with five car wash bays, one dedicated truck bay, and two vacuum stations. Designed for easy operation, this consistent performer serves a city population of 68,700, offering a stable investment with significant upside as the neighbourhood continues to expand. This prime piece of real estate is only available due to the owners retiring, making it an ideal acquisition for an entrepreneur seeking a low-maintenance, cash-flowing asset in a thriving community.

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