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## 10620 117 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Grande Prairie, Alberta



**Listing ID:**  
35590

**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

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 172
<b>Zoning</b> CA	<b>Subdivision</b> Royal Oaks	<b>Year Built</b> 2000
<b>Structure Type</b> Other	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 9823213	<b>Building Area (Sq. Ft.)</b> 5610.00	<b>Building Area (Sq. M.)</b> 521.18
<b>Lot Size (Sq. Ft.)</b> 43560	<b>Lot Size (Acres)</b> 1.00	<b>Inclusions</b> n/a
<b>Restrictions</b> None Known	<b>Reports</b> 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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