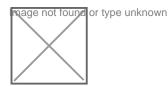


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **CAR WASH FOR SALE**

Businesses and Franchises for Sale > Business for Sale



**Location**Fairview, Alberta

Listing ID: 18516

MLS ID: A2025668

\$699,000



**△** WALKER COTE

**2** (780) 837-1730

Sutton Group Grande Prairie Professionals

**2** 780-532-7701

11113 102 Avenue, Fairview, Alberta T0H 1L0

**Transaction Type** 

For Sale

**Days On Market** 

443

Zoning

C-2

Year Built

1978

**Property Sub Type** 

**Business** 

Building Area (Sq. M.)

742.20

**Construction Type** 

Concrete

Heating

Forced Air, Natural Gas, Radiant

Restrictions None Known

Subdivision

NONE

Structure Type

Mixed Use

Legal Plan 572EO

Lot Size (Sq. Ft.)

22750

**Foundation** 

**Poured Concrete** 

**Commercial Amenities** 

Lunchroom, Parking-Extra, See Remarks, Storage, Storefront

Reports

**Aerial Photos** 

**Business Type** 

Car Wash

**Building Type** 

Commercial Mix

**Property Type** 

Commercial

Building Area (Sq. Ft.)

7989.00

Lot Size (Acres)

0.52

Cooling

None

Inclusions

Appliances in rental units, see attached supplement for all Equipment &

Inventory List

Excellent business opportunity to own a very well-established car & truck wash in Fairview, Alberta! Ready for a turn-key operation?! Look no further than this property. Featuring a six-bay car wash with an adjacent detailing shop, mechanical room, a two-story addition that includes two rental suites and an attached garage. The original six-bay building, constructed in 1978, continues to attract customers with its well-maintained facilities. The two-story addition, constructed in 1998 features a retail area storefront, office, staff room, a 2 piece bathroom, utility room, and an attached garage making it an ideal space to run a business. The fully developed residential suites provide extra monthly income! Each suite features 2 bedrooms, 1 bathroom, a full kitchen with appliances and a washer/dryer. The car wash itself is a well-established business. The drive thru car wash bays are equipped with high-quality equipment, ensuring reliable and efficient operation for years to come. Featuring Tap, Debit, and wash card GC readers as well as coin boxes. 4 wet/dry vacuums, 6 self-serve wash guns, 6 air hose guns and 1 high-pressure wash gun. One (12'x10') electric overhead door in the detailing shop, four (12'x12') EOHD in wash bays #2 and #3, two (16'x14') EOHD - wash bay #1 and One (12'x7') EOHD - attached garage. The dedicated detail shop specializes in cleaning and detailing vehicles, using high-quality equipment and products. Providing a steady stream of income for the business along with the self-serve car wash. Not to mention the 1 and a half vacant lot included in the sale price that presents an opportunity for entrepreneurs and business owners looking to expand operations or establish a new presence in a bustling commercial area. Ready for immediate development to accommodate a variety of businesses and industries. The lot offers ample space for building a new structure or expanding an existing one. The property is located in a prime location, offering great visibility and easy access for customers. Don't miss this opportunity to own a versatile property with endless potential! Contact us today to schedule a viewing and see all that this amazing commercial building has to offer!

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