



**GRASSROOTS**  
REALTY GROUP

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**102 Joblin  
Hinton, Alberta**

**MLS # A2217481**

**\$2,150,000**



**Division:** NONE

**Type:** Business

**Bus. Type:** Car Wash

**Sale/Lease:** For Sale

**Bldg. Name:** Outback Car & Truck Wash

**Bus. Name:** Outback Car & Truck Wash, Mobil Oil Lube

**Size:** 11,475 sq.ft.

**Zoning:** 001100

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Equipment List to be provided

Excellent opportunity to own this well-established and well-maintained, self-serve TRUCK WASH, OIL LUBE & TIRE SHOP business. Property (land & building) are included (approx lot size is 0.94 acres, approx bldg size is 11,475 sq ft). Businesses include: 1) self-serve TRUCK WASH, 2) self-serve CAR WASH, 3) MOBIL OIL LUBE SHOP, 4) TIRE SHOP (providing tire changes with tire mounting & balancing service), 5) TIRE STORAGE RACKS and 6) DETAILING service. The building and property are set up to manage services or big rigs and trailers. It includes a large mar shalling area, oil burner for heat, dual electric overhead doors, tire mounts & tire balancing plus tire storage racks. The existing detail bay of 4,000+ sq ft could continue to be used for detailing or be converted for other uses. This opportunity is located in the bustling town of Hinton, AB, approximately 3 hours west of Edmonton.