



**GRASSROOTS**  
REALTY GROUP

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102 Joblin  
Hinton, Alberta

MLS # A2217481



**\$1,950,000**

<b>Division:</b>	NONE
<b>Type:</b>	Business
<b>Bus. Type:</b>	Car Wash
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	Outback Car & Truck Wash
<b>Bus. Name:</b>	Outback Car & Truck Wash, Mobil Oil Lube
<b>Size:</b>	11,475 sq.ft.
<b>Zoning:</b>	001100

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-

**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 for big rigs and trailers. It includes a large marshalling 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. Business is fully staffed. This opportunity is located in the bustling town of Hinton, AB, approximately 3 hours west of Edmonton.