



**GRASSROOTS**  
REALTY GROUP

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**9520 100 Street  
Morinville, Alberta**

**MLS # A2222050**



**\$2,300,000**

Division:	Morinville
Type:	Business
Bus. Type:	Car Wash
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	High Gears Touchless Wash
Size:	2,612 sq.ft.
Zoning:	C-1

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.38 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

TOUCHLESS CAR WASH (2 bays), located in Morinville, AB - 30 mins north of Edmonton. Opportunity includes: land, building, equipment, and business. Attractive, well-maintained property, built in 2018. Located on Main Street, highly visible, easily accessible location. Easy to operate and manage. It is fully staffed. Equipment is DNS IQ 2.0 Touchless Wash. Bays are 16.5 ft wide, 50 ft long. Lot size is 16,560 sq ft. Convenience/retail store located onsite. Equipment Maintenance contract in place. Easy to operate.