



GRASSROOTS
REALTY GROUP

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MLS # A2225697

Sherwood Park, Alberta



\$2,900,000

Division: Sherwood Park

Type: Business

Bus. Type: Car Wash

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 12,170 sq.ft.

Zoning: C4

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.15 Acres

Sewer: -

Lot Feat: -

Inclusions: none known

Very nice, established, and well-maintained car wash, owned and operated by the original owners! Located in Sherwood Park, on a corner lot with excellent access and exposure. There are 12 self-serve bays (barn style) + 2-1200 sq ft commercial retail units (fully leased). Once the leases expire, these bays can be leased to new tenants or used to establish another business, such as a convenience store, liquor store, cannabis, etc. (subject to City Approval). Or, modify for use as a new touchless or tunnel wash. Either way, there are options to earn additional revenue from multiple sources. The car wash, including the commercial bays, are approximately 12,170 sq ft on a lot size of approximately of 1.15 acres. Payment options for the car wash are: Express Key, Cash or Tap. Appointment required for showings. Please be discreet if visiting this car wash and do not speak with staff or customers regarding the sale. Thank you.