



**GRASSROOTS**  
REALTY GROUP

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11485 97 Avenue  
Grande Prairie, Alberta

MLS # A2261286



**\$3,500,000**

**Division:** Richmond Industrial Park

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 14,940 sq.ft.

**Zoning:** IG

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 2.60 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** All equipment + fixtures, list provided upon signed NDA

An exceptional possibility to own a turn-key, deeply established business with a prime location in Richmond Industrial. "G.P. TRUCKWASH LTD." has been in operation since 1998 with a strong customer base and even more potential for future growth. Sale features all assets, fixtures + equipment, including the +/-14,940sq.ft fully concrete building (built 1994) with 4x 100' pull-through wash bays, public washroom and front retail/office space, as well as the additional 60' rental bay with separate yard, 2x full washrooms and upstairs office or potential retail area. Rear yard is fully fenced totalling 2.6 Acres (2 Lots), with option to lease out additional space. Contact your Commercial REALTOR® of choice for more information on this rare opportunity!