



GRASSROOTS
REALTY GROUP

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**9105 92 Avenue
Grande Prairie, Alberta**

MLS # A2266162

\$1,999,900



Division: Cobblestone

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,668 sq.ft.

Zoning: RM-4

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Turnkey Cash Flowing Car Wash in Prime Location – Cobblestone. Amazing opportunity to own a fully automated, cash-flowing car wash business in one of Cobblestone's busiest commercial hubs; right next to a service station and Tim Hortons! This established 2-bay car wash has been successfully operating for over 5 years and is in excellent condition, offering both stability and upside. With automation in place, this is a low-maintenance, easy-to-operate business perfect for both seasoned investors and new business owners looking for a hands-off income stream. Strategically located with high traffic exposure, this opportunity won't last long.