



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
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1140 1 Street SW  
Medicine Hat, Alberta

MLS # A2283590



**\$510,000**

Division: SW Hill

Type: Business

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,325 sq.ft.

Zoning: C-H

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: See asset list

Here's your chance to own and run your own successful business! This well-established car wash features upgraded equipment throughout and benefits from high-traffic exposure along the highway and 1st Street SW. With four spacious wash bays, each offering coin and credit card payment options, along with high-pressure wands and brushes, this location is built for convenience. The building is in great condition with easy access for customers and a secure office inside. Inquire today!