



**4706 50 Avenue**  
**Athabasca, Alberta**

**MLS # A2284755**



**\$2,155,000**

**Division:** Athabasca Town

**Type:** Business

**Bus. Type:** Car Wash

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 14,400 sq.ft.

**Zoning:** C3

**Heating:** Natural Gas

**Floors:** -

**Roof:** Metal

**Exterior:** Metal Siding

**Water:** Public

**Sewer:** Public Sewer

**Inclusions:** An equipment list will be determined.

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.36 Acre

**Lot Feat:** -

**OWNER IS RETIRING.** A rare opportunity to acquire the largest car wash in the town of Athabasca, Alberta, offering a proven business operation combined with on-site residential living and additional income potential. This well-established and fully operational car wash features five self-serve bays and one automatic wash tunnel, ideally located along a major traffic route with excellent visibility, attracting consistent local and commuter traffic. The property includes an approximately 14,400 sq.ft. building, with the car wash facility located on the main level. The second level offers a flexible layout consisting of multi-purpose rooms, office space, and washrooms, providing opportunities for additional monthly rental income or business use. A key feature of this property is the on-site living quarters, making it especially suitable for an owner-operator. The owner's suite includes three bedrooms and two bathrooms, along with a separate studio suite that may be used for employee accommodation or additional rental income. The business operates with minimal staffing requirements and straightforward day-to-day management, making it an attractive option for hands-on ownership. The current owner has operated the business since 2017, with reported annual revenue of approximately \$443,000. The property is situated on approximately 0.36 acres of land. This is an excellent opportunity to acquire a stable, income-producing business with real estate and residential living, ideal for an owner-operator or lifestyle-focused buyer.