



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

1280 4 Avenue NE  
Medicine Hat, Alberta

MLS # A2294453



**\$780,000**

Division:	NONE
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	5,030 sq.ft.
Zoning:	Neighbourhood Commercial

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.29 Acre

Lot Feat: -

This well-maintained car wash in Medicine Hat presents a rare opportunity to acquire a turnkey business with steady sales and an exceptionally loyal, regular customer base. Strategically located on a 12,500 sqft lot within a rapidly growing residential area, the facility is perfectly equipped to handle diverse needs with five car wash bays, one dedicated truck bay, and two vacuum stations. Designed for easy operation, this consistent performer serves a city population of 68,700, offering a stable investment with significant upside as the neighbourhood continues to expand. This prime piece of real estate is only available due to the owners retiring, making it an ideal acquisition for an entrepreneur seeking a low-maintenance, cash-flowing asset in a thriving community.