



**4818 HWY 49**  
**Spirit River, Alberta**

**MLS # A2018307**



**\$500,000**

**Division:** NONE

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 5,760 sq.ft.

**Zoning:** Com

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** All supplies and stock inventory

This is a great turn key business &nbsp;that has been operating for many years. &nbsp;There is a steady line of customers, farmers and oilfield as well as residential. &nbsp;This solid business has the market covered. &nbsp;It is a &nbsp;5760 sf building with 3 wash bays, and a super bee truck bay. &nbsp;The dimensions are 96' x 60' which gives lots of room for the vehicles. &nbsp;The timer system for washing is great and keeps customers happy. &nbsp;There is mezzanine storage, and a storage room off the office. &nbsp;This property has great front end office, and also a bathroom. You have hi way access, so location is great. &nbsp;The yard is .85 acres . If you are looking to get into a great business &nbsp;that has been proven, and that has the monopoly on the market share, this is the business for you. &nbsp;Please call today