



**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

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

**Heating:** -  
**Floors:** -  
**Roof:** -  
**Exterior:** -  
**Water:** -  
**Sewer:** -  
**Inclusions:** All supplies and stock inventory

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