



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
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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