



**GRASSROOTS**  
REALTY GROUP

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

641 1 Street W  
Brooks, Alberta

MLS # A2141659



**\$1,800,000**

Division:	Central
Type:	Business
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	6,500 sq.ft.
Zoning:	C

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.82 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

\* WELL ESTABLISHED BUSY CAR WASH \* 5 CAR WAND BAYS, 1 AUTO BAY, 1 TRUCK BAY(TANDEM) \* STEADY SALES EVEN DURING THE COVID TIME \* SALES: 2024 \$510,070, 2023 \$490,304 \* LOT SIZE: 0.82 ACRES \* BUILT IN 2007 \* VERY GOOD CUSTOMER REVIEWS(GOOGLE REVIEW 4.3) \* CLOSE TO HWY 1 \* OWNER RETIRING \*\* Please check Hot Rod Auto Spa Carwash on Facebook