



**GRASSROOTS**  
REALTY GROUP

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9105 92 Avenue  
Grande Prairie, Alberta

MLS # A2177671



**\$2,050,000**

<b>Division:</b>	Cobblestone
<b>Type:</b>	Business
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,668 sq.ft.
<b>Zoning:</b>	CL(Local Commercial Distr)

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	0.70 Acre
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	N/A		

\* BUSY CAR WASH AT A PRIME LOCATION OF THE CITY \* 2 AUTOMATIC BAYS \* 2023 SALES: \$448,346 \* LOT SIZE: 0.7 ACRES. \* BUILT IN 2016 \* EASY OPERATION \*\* There are about \$16.2 billion worth of project announcements in Grande Prairie area. These investments are expected to drive significant economic growth, create numerous jobs, and potentially increase the city's population to around 100,000 people within the next decade according to the city office.