



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

**1140 1 Street SW  
Medicine Hat, Alberta**

**MLS # A2194513**



**\$560,000**

**Division:** SW Hill

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,325 sq.ft.

**Zoning:** C-H

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** See asset list

Here's your chance to own and run your own successful business! This well-established car wash features upgraded equipment throughout and benefits from high-traffic exposure along the highway and 1st Street SW. With four spacious wash bays, each offering coin and credit card payment options, along with high-pressure wands and brushes, this location is built for convenience. The building is in great condition with easy access for customers and a secure office inside. Inquire today!