



**GRASSROOTS**  
REALTY GROUP

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**209 8 Avenue NW  
Milk River, Alberta**

**MLS # A2197040**



**\$1,600,000**

**Division:** NONE

**Type:** Business

**Bus. Type:** Car Wash

**Sale/Lease:** For Sale

**Bldg. Name:** MILK RIVER TRUCK AND CAR WASH

**Bus. Name:** -

**Size:** 13,396 sq.ft.

**Zoning:** I-1

**Heating:** Boiler, Natural Gas

**Floors:** -

**Roof:** Metal

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** ALL CONTENTS IN PROPERTY INCLUDED

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 2.43 Acres

**Lot Feat:** -

Commercial property and truck wash business for sale! Sits on 2.43 acres which is included in the sale. Incredible business opportunity in a prime location! This property is immediately adjacent to Highway 4 and just 10 mins from the Coutts/Sweetgrass Port of Entry crossing the key gateway between Canada and the U.S.A. With direct access to I-15 in the U.S. This route is heavily traveled by large commercial transportation vehicles making it a high-demand stop for truckers. Milk River is a thriving small town with a strong sense of community and strategic positioning for business catering to cross-border traffic. Many truckers stop overnight, making this an ideal location for a truck service-based business. Property features: TURNKEY TRUCK WASH BUSINESS- 4X120ft BAYS (PERFECT FOR LARGE TRUCKS & TRAILERS). 2X40ft BAYS (IDEAL FOR SMALLER VEHICLES) WAND WASH CAPABILITY IN ALL BAYS. POTENTIAL for 2 of the larger 120ft bays could be transformed in to heavy duty mechanical shop. ( tire shop, wood working shop or storage). All bays are heated, easy access with automatic doors front and back. Additional amenities: office space, full washroom with shower, large pump room with ample storage, rear overhead door for added convenience and spacious surrounding land for easy truck turn around and outdoor storage. ENDLESS BUSINESS POTENTIAL! CREDIT CARD AND COIN OPERATED. ORIGINAL 4 BAYS WERE BUILT IN 1998. 2 ADDITIONAL 120FT BAYS WERE BUILT IN 2015. THE PROPERTY SITS ON 2.43 ACRES WHICH IS INCLUDED IN THE SALE. 24HR SURVEILLANCE EQUIPMENT WITH CAMERAS, MONITORS AND INTERNET SURVEILLANCE. 3 SEPARATE COIN OPERATED VACUUMS. THIS BUSINESS AND LAND IS FOR SALE ONLY.

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