

\$625,000 - 11113 102 Avenue, Fairview

MLS® #A2025668

\$625,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.52 Acres

NONE, Fairview, Alberta

Excellent business opportunity to own a very well-established car & truck wash in Fairview, Alberta! Ready for a turn-key operation?! Look no further than this property. Featuring a six-bay car wash with an adjacent detailing shop, mechanical room, a two-story addition that includes two rental suites and an attached garage. The original six-bay building, constructed in 1978, continues to attract customers with its well-maintained facilities. The two-story addition, constructed in 1998 features a retail area storefront, office, staff room, a 2 piece bathroom, utility room, and an attached garage making it an ideal space to run a business. The fully developed residential suites provide extra monthly income! Each suite features 2 bedrooms, 1 bathroom, a full kitchen with appliances and a washer/dryer. The car wash itself is a well-established business. The drive thru car wash bays are equipped with high-quality equipment, ensuring reliable and efficient operation for years to come. Featuring Tap, Debit, and wash card GC readers as well as coin boxes. 4 wet/dry vacuums, 6 self-serve wash guns, 6 air hose guns and 1 high-pressure wash gun. One (12'x10') electric overhead door in the detailing shop, four (12'x12') EOHD in wash bays #2 and #3, two (16'x14') EOHD - wash bay #1 and One (12'x7') EOHD - attached garage. The dedicated detail shop specializes in cleaning and detailing vehicles, using high-quality equipment and products. Providing a steady stream of income for the



business along with the self-serve car wash. Not to mention the 1 and a half vacant lot included in the sale price that presents an opportunity for entrepreneurs and business owners looking to expand operations or establish a new presence in a bustling commercial area. Ready for immediate development to accommodate a variety of businesses and industries. The lot offers ample space for building a new structure or expanding an existing one. The property is located in a prime location, offering great visibility and easy access for customers. Don't miss this opportunity to own a versatile property with endless potential! Contact us today to schedule a viewing and see all that this amazing commercial building has to offer!

Built in 1978

Essential Information

MLS® #	A2025668
Price	\$625,000
Bathrooms	0.00
Acres	0.52
Year Built	1978
Type	Commercial
Sub-Type	Business
Status	Active

Community Information

Address	11113 102 Avenue
Subdivision	NONE
City	Fairview
County	Fairview No. 136, M.D. of
Province	Alberta
Postal Code	T0H 1L0

Amenities

Parking Spaces	7
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Interior

Heating	Forced Air, Natural Gas, Radiant
Cooling	None

Exterior

Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	February 16th, 2023
Days on Market	755
Zoning	C-2

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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