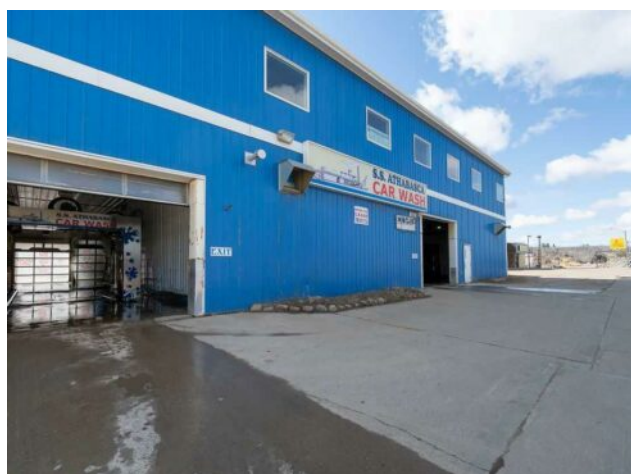


4706 50 Avenue
Athabasca, Alberta

MLS # A2215775



\$2,195,000

Division: Athabasca Town

Type: Business

Bus. Type: Car Wash

Sale/Lease: For Sale

Bldg. Name: SS Athabasca Car Wash

Bus. Name: SS Athabasca Car Wash

Size: 14,400 sq.ft.

Zoning: C3

Heating: Combination, Natural Gas

Floors: -

Roof: Metal

Exterior: Metal Siding

Water: Public

Sewer: Public Sewer

Inclusions: To be determined at time of offer

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.36 Acre

Lot Feat: Back Lane, Paved

OWNER IS RETIRING! Welcome to the largest car wash in the thriving town of Athabasca, Alberta. But it is more than just a car wash, there is multi-use space on the second level for additional monthly income! This is a rare opportunity for an owner-operator to step into a fully operational business with strong local demand. The property features 5 self-serve bays and one automatic wash tunnel. Strategically positioned along a major traffic route with excellent visibility, drawing both commuter and local traffic daily. The building is over 14,000 square feet and houses the car wash facility on the main level. On the second level you will find a mix of multi purpose rooms, offices and washrooms. An additional feature that sets this property apart from other car wash businesses is the living quarters. The owners suite has 3 bedrooms and 2 bathrooms. There is also a separate studio suite that is perfect for employee housing or extra rental income. With minimal staffing requirements and simple day-to-day management, it's an ideal fit for someone seeking steady income and flexible hours. Don't miss this opportunity to own your own business and take control of your financial future.