

10620 117 Avenue  
Grande Prairie, Alberta

MLS # A2274000

**\$1,475,000**



**Division:** Royal Oaks

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 5,610 sq.ft.

**Zoning:** CA

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 1.00 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

This investment opportunity offers strong, reliable cash flow in the carwash industry and has recently undergone equipment and mechanical upgrades, allowing new ownership to step directly into a turnkey operation. Ideally positioned just off the high-traffic By-Pass and backing onto high-density residential, the location is second to none and situated on a generous 1-acre lot. The facility features six well-appointed wash bays with coin and credit card controls, high-pressure wands, and brushes, and the building has been well maintained with excellent entry and exit access, along with a secured office inside. Call your Commercial Realtor&copy; today for further information.