

4710 36 Street  
Camrose, Alberta

MLS # A2274990

**\$1,890,000**



**Division:** NONE

**Type:** Retail

**Bus. Type:** Car Wash

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** Super Clean Car Wash

**Size:** 6,598 sq.ft.

**Zoning:** M2

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 1.44 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

DON'T MISS THIS OPPORTUNITY. OWNER IS LOOKING TO RETIRE SOON DUE TO AGE —; A GREAT OPPORTUNITY FOR THE RIGHT BUYER. TOTAL 9 BAYS WITH 8 TRUCK BAYS (TANDEM) AND 1 AUTO BAY. NEW AUTO WASH SYSTEM REPLACED IN 2022. LAND SIZE IS 1.44 ACRES AND BUILDING SIZE IS 6,598 SQFT. BUILDING WAS BUILT IN 2006. VERY GOOD SALES.