

4818 HWY 49  
Spirit River, Alberta

MLS # A2018307



## \$500,000

Division:	NONE
Type:	Business
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	5,760 sq.ft.
Zoning:	Com

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	All supplies and stock inventory		

This is a great turn key business &nbsp;that has been operating for many years. &nbsp;There is a steady line of customers, farmers and oilfield as well as residential. &nbsp;This solid business has the market covered. &nbsp;It is a &nbsp;5760 sf building with 3 wash bays, and a super bee truck bay. &nbsp;The dimensions are 96' x 60' which gives lots of room for the vehicles. &nbsp;The timer system for washing is great and keeps customers happy. &nbsp;There is mezzanine storage, and a storage room off the office. &nbsp;This property has great front end office, and also a bathroom. You have hi way access, so location is great. &nbsp;The yard is .85 acres . If you are looking to get into a great business &nbsp;that has been proven, and that has the monopoly on the market share, this is the business for you. &nbsp;Please call today