

**MLS # A2225697**
**Sherwood Park, Alberta**

**\$2,900,000**
**Division:** Sherwood Park

**Type:** Business

**Bus. Type:** Car Wash

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 12,170 sq.ft.

**Zoning:** C4

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 1.15 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** none known

Very nice, established, and well-maintained car wash, owned and operated by the original owners! Located in Sherwood Park, on a corner lot with excellent access and exposure. There are 12 self-serve bays (barn style) + 2-1200 sq ft commercial retail units (fully leased). Once the leases expire, these bays can be leased to new tenants or used to establish another business, such as a convenience store, liquor store, cannabis, etc. (subject to City Approval). Or, modify for use as a new touchless or tunnel wash. Either way, there are options to earn additional revenue from multiple sources. The car wash, including the commercial bays, are approximately 12,170 sq ft on a lot size of approximately of 1.15 acres. Payment options for the car wash are: Express Key, Cash or Tap. Appointment required for showings. Please be discreet if visiting this car wash and do not speak with staff or customers regarding the sale. Thank you.