

**20 Railway Avenue S  
Marwayne, Alberta****MLS # A2272643****\$199,900****Division:** Marwayne**Type:** Industrial**Bus. Type:** -**Sale/Lease:** For Sale**Bldg. Name:** -**Bus. Name:** -**Size:** 2,788 sq.ft.**Zoning:** Commercial**Heating:** Overhead Heater(s), Floor Furnace**Floors:** -**Roof:** -**Exterior:** Mixed, Other, Wood Frame**Water:** -**Sewer:** -**Inclusions:** Sump**Addl. Cost:** -**Based on Year:** -**Utilities:** -**Parking:** -**Lot Size:** 1.12 Acres**Lot Feat:** -

Commercial Opportunity! This shop/retail building sits on 1.12 acres and located right inside Marwayne, Alberta along side Highway 897. The building is approx. 42 feet by 66 feet with a total of 2700 Square feet. Currently operated as a Car Wash this is a top tier building built in 2002, with a recent addition of a store front, commercial kitchen, office space, and bathroom facilities. This property could be the perfect space to run your business out of. The value and potential is huge with a large amount of space as well as this property is listed at a great price. Recent upgrades include furnace and central AC(5yr), Hot water tank (3yr), Top of the line RO water system for car wash quality water, flooring and paint. The building has 3 phase power suitable for high power requirements, the kitchen is commercial grade and in operation under the current business. There is a multitude of use for this property, lets see if it works for you.