

**9105 92 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2225143**



**\$1,999,900**

**Division:** Cobblestone

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 17,954 sq.ft.

**Zoning:** CL

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Turnkey Cash Flowing Car Wash in Prime Location &ndash; Cobblestone. Amazing opportunity to own a fully automated, cash-flowing car wash business in one of Cobblestone's busiest commercial hubs&mdash;right next to a service station and Tim Hortons! This established 2-bay car wash has been successfully operating for over 5 years and is in excellent condition, offering both stability and upside. With automation in place, this is a low-maintenance, easy-to-operate business perfect for both seasoned investors and new business owners looking for a hands-off income stream. Strategically located with high traffic exposure, this opportunity won't last long. Call Sean Gillis today for full details and to schedule a private showing!