

4515 52 Avenue  
Red Deer, Alberta

MLS # A2272404



**\$5,190,000**

<b>Division:</b>	Downtown Red Deer
<b>Type:</b>	Business
<b>Bus. Type:</b>	Car Wash
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	12,638 sq.ft.
<b>Zoning:</b>	C1 "Commercial (Retail/C

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 1.08 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** NA

Located in a high-visibility, high-traffic area of Red Deer, this established car wash offers exceptional accessibility from major arterial roads and benefits from steady traffic drawn from nearby residential neighborhoods, commercial zones, and industrial parks. The property features ten barn-style bays, one automatic bay, and three large truck bays within a 12,363 sq. ft. building, with additional space reserved for a future automatic bay. Situated on 1.08 acres in the downtown commercial district, the site is surrounded by retail and office developments, as well as significant multi-family and hospital upgrade projects, ensuring strong long-term growth potential. Revenue ( 2023: \$907,200, 2024: \$923,896, 2025: \$974,302)