

4710 36 Street  
Camrose, Alberta

MLS # A2274990



**\$1,890,000**

<b>Division:</b>	NONE
<b>Type:</b>	Retail
<b>Bus. Type:</b>	Car Wash
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	Super Clean Car Wash
<b>Size:</b>	6,598 sq.ft.
<b>Zoning:</b>	M2

<b>Heating:</b>	-
<b>Floors:</b>	-
<b>Roof:</b>	-
<b>Exterior:</b>	-
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	N/A

<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	1.44 Acres
<b>Lot Feat:</b>	-

DON'T MISS THIS OPPORTUNITY. OWNER IS LOOKING TO RETIRE SOON DUE TO AGE — A GREAT OPPORTUNITY FOR THE RIGHT BUYER. TOTAL 9 BAYS WITH 8 TRUCK BAYS (TANDEM) AND 1 AUTO BAY. NEW AUTO WASH SYSTEM REPLACED IN 2022. LAND SIZE IS 1.44 ACRES AND BUILDING SIZE IS 6,598 SQFT. BUILDING WAS BUILT IN 2006. VERY GOOD SALES.