



GRASSROOTS
REALTY GROUP

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102 Joblin
Hinton, Alberta

MLS # A2217481



\$1,400,000

Division:	NONE
Type:	Business
Bus. Type:	Auto Service, Car Wash
Sale/Lease:	For Sale
Bldg. Name:	Outback Car & Truck Wash
Bus. Name:	Outback Car & Truck Wash, Mobil Oil Lube
Size:	11,475 sq.ft.
Zoning:	001100

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	Equipment List to be provided		

****New Price**** Excellent opportunity to own this well-established and well-maintained, self-serve TRUCK WASH, OIL LUBE & TIRE SHOP business. Property (land & building) are included (approx lot size is 0.94 acres, approx bldg size is 11,475 sq ft). Businesses include: 1) self-serve TRUCK WASH, 2) self-serve CAR WASH, 3) MOBIL OIL LUBE SHOP, 4) TIRE SHOP (providing tire changes with tire mounting & balancing service), 5) TIRE STORAGE RACKS and 6) DETAILING service. The building and property are set up to manage services for big rigs and trailers. It includes a large marshalling area, oil burner for heat, dual electric overhead doors, tire mounts & tire balancing plus tire storage racks. The existing detail bay of 4,000+ sq ft could continue to be used for detailing or be converted for other uses. Business is fully staffed. This opportunity is located in the bustling town of Hinton, AB, approximately 3 hours west of Edmonton.