



GRASSROOTS
REALTY GROUP

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4710 36 Street
Camrose, Alberta

MLS # A2274990



\$1,890,000

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

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	1.44 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

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.