



**530 Wheeler Avenue
Acme, Alberta**

MLS # A2286718



\$1,400,000

Division: NONE

Type: Business

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 12,400 sq.ft.

Zoning: Hiway-Commerical

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Position your business for success with this purpose-built, high-capacity wash facility offering approximately 10,000 sq. ft. of functional, efficiently designed space. Ideally located in the Village of Acme with direct highway exposure and consistent truck traffic, this property benefits from exceptional visibility and convenient access. Situated on 2.42 acres within the Highway Commercial District, the site provides ample space, strong street presence, and the advantage of established neighboring businesses making it a strategic opportunity for an owner-operator or investor looking to capitalize on location and long-term growth. The main building features durable wood-frame construction with metal-clad siding and roofing, built to withstand heavy commercial use. Inside, you’ll find three spacious wash bays with concrete floors and metal-clad interiors, equipped with a combination of in-floor and radiant heating to support year-round operations. Each bay is powered by a 310 Cat pump, delivering reliable, high-volume water flow to keep operations running smoothly. One bay has been recently upgraded with an increased overhead door clearance from 14 feet to an impressive 16 feet - accommodating larger units and expanding service capability. Attached to the wash bays is a thoughtfully designed 1,600 sq. ft. two-level office space (built in 2015), created to support both administrative efficiency and staff comfort. The layout includes multiple offices, a dedicated lunchroom area, storage, and three washrooms, two complete with showers and laundry facilities. Adding further value is the 2,400 sq. ft. north-side lean-to, designed as a dedicated water separation and filtration system prior to municipal discharge. This engineered system features a concrete pit with multiple screening components to remove solids, supporting responsible operation and long-term

sustainability. With substantial square footage, modern office improvements, upgraded bay clearance, and integrated water management systems, this property presents a rare opportunity for an owner-operator or investor seeking a turnkey commercial facility built for scale, durability, and growth.