

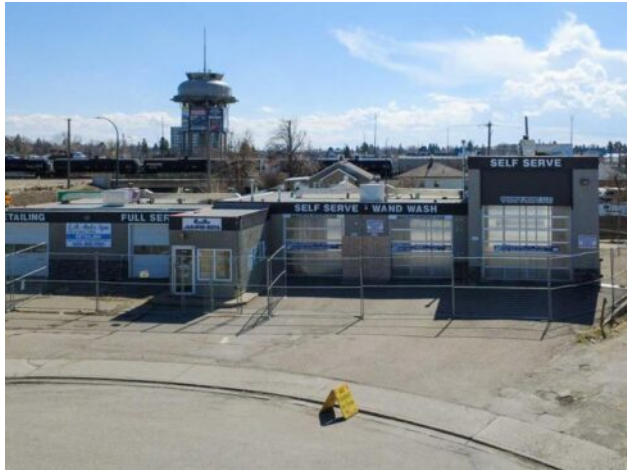


**GRASSROOTS**  
REALTY GROUP

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108 Mayor Magrath Drive N  
Lethbridge, Alberta

MLS # A2292223



**\$500,000**

Division: Westminster

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,511 sq.ft.

Zoning: C-G(W)

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

This car wash and auto detailing business, including the property (approx. 12,000 sq ft), is now available on Mayor Magrath Drive North in Lethbridge. The 3,511 sq. ft. building features three self-serve wand bays, an office space, and two additional bays currently used for detailing, with the option to convert one into a fourth wand bay. Overhead doors on the front of the building range from 9'11" to 13'9", and the back of the building has four doors with the same range in dimensions. This is a solid value-add opportunity for someone willing to put in some work and bring it back to its full potential. Property is As Is Where Is, no environmental assessment, or any other info.