



GRASSROOTS

REALTY GROUP

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9 Long Haul Way
Rural Red Deer County, Alberta

MLS # A2299721



\$2,695,000

Division:	NONE
Type:	Business
Bus. Type:	Auto Service, Transportation
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	Undisclosed Semi Truck Lubrication and Maintenance
Size:	6,625 sq.ft.
Zoning:	C-3

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	1.03 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

Established in 2022, the business had already demonstrated impressive growth, generating nearly \$800K in sales in 2025. With two full service drive-thru bays and the capacity to perform more than 30 oil changes per day, there is significant room for expansion and growth. There is the potential to add a third service bay add in a complementary service, such as a truck wash. This opportunity is well suited for either an owner-operator or an investor seeking a hands-off opportunity. This location is fully staffed. Purchasing the building adds further value and security, with a prime commercial corner lot designed for maximum visibility, convenient access and consistent heavy truck traffic. Whether you are a buyer looking for a new opportunity or an investor, this established and growing semi-truck maintenance business represents an outstanding opportunity.