



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

9413 100 Street
Grande Prairie, Alberta

MLS # A2305948



\$3,990,000

Division:	Central Business District
Type:	Business
Bus. Type:	Car Wash
Sale/Lease:	For Sale
Bldg. Name:	Superior Wash
Bus. Name:	Superior Wash
Size:	9,544 sq.ft.
Zoning:	CG (General Commercial Di

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.84 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	Will provide on offer stage		

Superior Wash in Grande Prairie is a stable, high-performing car wash positioned in one of Alberta's fastest-growing regional hubs. Built in 2006 on a prominent 0.84-acre site, the 9,644 sq ft facility includes nine wand bays, two automatic touchless bays, and an unused dog wash offering immediate upside. Supported by steady year-round demand from a young, expanding population, the wash has produced consistent revenues of \$723K in 2023, \$766K in 2024, and \$755K in 2025. With excellent visibility on a major arterial road and multiple value-add opportunities, Superior Wash presents a reliable, low-maintenance investment with strong cash flow and clear growth potential.