



10315 101 Avenue  
Lac La Biche, Alberta

MLS # A2308739



**\$3,900,000**

Division: Lac La Biche

Type: Industrial

Bus. Type: Car Wash

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: Louis Car Wash

Size: 16,000 sq.ft.

Zoning: M2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.00 Acre

Sewer: -

Lot Feat: -

Inclusions: All Equipment included per Equipment List

Lac La Biche's most well-established, well-known, CAR WASH is for sale! This car wash is located downtown, on the main highway, next door to the famous Squirrley's Gas Bar & Convenience Store and performs well, producing solid, reliable REVENUE. The car wash includes a barn with 8 self-serve, wand wash bays. There are also 4 separate bays that house 2 RV/Truck Wash bays + 1 automatic/touchless wash bay (by Ryko) + 1 soft cloth wash bay (by Wash World) all contained in a 16,000+ sq ft building, on one acre of land. There are also 4 outdoor vacuums. This is a well-loved, well-maintained car wash, built in 2004 and continues to be operated by the original owner. A new hot water on demand system was recently installed. The car wash features all LED lighting, is fully staffed, and is still a coin operated car wash! Exceptional opportunity for a new owner to install "tap" and other payment options, and continue to grow this busy car wash. Please do not speak with staff or customers regarding the sale of this business. Appointment is required to view.