



GRASSROOTS
REALTY GROUP

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3711 50 Street
Drayton Valley, Alberta

MLS # A2320787



\$3,990,000

Division: Drayton Valley

Type: Retail

Bus. Type: Car Wash

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 9,940 sq.ft.

Zoning: C2, General Commercial

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: The seller will provide an equipment list.

Excellent opportunity to acquire a well-established, fully staff-operated car wash business in Drayton Valley. Situated on approximately 1.26 acres with a 9,940 SF building, the facility features 7 wand bays, 1 RV wash bay, and 2 automatic wash bays. The business operates on a ticket-timer system with no coin handling, and all revenue is processed through the POS system, providing transparent and verifiable sales records. Recent capital improvements exceeding \$190,000 include automatic wash equipment upgrades, pavement replacement, concrete improvements, water treatment system replacement, boiler replacement, lighting upgrades, and a new POS system. The property benefits from relatively low utility and property tax costs compared to many competing markets. Local maintenance support is readily available, helping minimize downtime and operating disruptions. Strong cash flow, proven operations, and a growing regional economy supported by the energy sector make this an attractive investment opportunity for both investors and owner-operators. Confidentiality agreement required for detailed financial information.