



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

430 1ST Avenue
Irricana, Alberta

MLS # A2332039



\$500,000

Division:	NONE
Type:	Business
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	IRRICANA CAR WASH
Bus. Name:	-
Size:	2,078 sq.ft.
Zoning:	CBD

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: NONE

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

430 - 1 Ave in Irricana Alberta. Quality building which is presently being used as a two bay car wash and retail. Car wash bays have 12 x 12 and 10 x 10 doors. The bays can accommodate larger vehicles as they are 37 Ft plus. State of the art hot water heating system for the wash bays. Retail side has a 12 x 12 bay door at the rear to show room area which can be opened to accommodate another bay door at the front of the building. An office, bathroom and mezzanine complete the interior of this newer building. Grounds are fenced, graveled and level. Good exposure as this is one of the main streets in Irricana and the only building of its type in the town. Excellent opportunity to expand the business on the retail side to your own needs.