



GRASSROOTS
REALTY GROUP

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MLS # A2345294

Rural Red Deer County, Alberta



\$6,500,000

Division: Rural Red Deer County

Type: Business

Bus. Type: Car Wash

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 17,931 sq.ft.

Zoning: C-2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.58 Acres

Sewer: -

Lot Feat: Corner Lot

Inclusions: Seller will Provide Equipment List

Presenting a rare commercial acquisition: an established, highly rated car, RV, and heavy truck wash operation situated on 1.58 acres (including common area) of prime real estate strategically located near the QEII Highway in Red Deer County's high traffic Gasoline Alley corridor. Built by the renowned Eagle Builders, the massive 17,931 sq. ft. purpose built facility offers extended operating hours and a substantial replacement cost advantage, with current construction costs alone estimated at nearly \$6.5 million, excluding land, specialized equipment, and business operations, all backed by a customer centric billing model where drivers pay only for equipment time used, along with continuous bay cleaning and daily sump maintenance. Designed as a premier all in one vehicle care destination, the turnkey operation integrates eight specialized revenue streams under one roof, including professional auto detailing with power polishing and ceramic coatings, 10 fully equipped self serve detail bays (complete with foam cannons, blowers, and high pressure options), a Fusion X Hybrid automatic car wash featuring 8 customizable programs including a 100% touch free rinse, and two massive 26 x 110 ft. RV and semi truck bays equipped with 16 foot clearance doors, dual catwalks, fire hoses, and reverse osmosis fills capable of fitting Super B trains. Beyond standard vehicle washing, this highly diversified operating asset optimizes revenue through a private pet wash, a fully stocked detailing and convenience store, and driver focused amenities including on site coin operated laundry and shower facilities, making it an unmatched commercial investment opportunity in the heart of Central Alberta. VTB FINANCING OPTIONS MAY BE AVAILABLE FOR QUALIFIED BUYERS.

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