



GRASSROOTS
REALTY GROUP

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4516 Main Street
Bashaw, Alberta

MLS # A2350676



\$649,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	3,600 sq.ft.
Zoning:	Highway Commercial C2

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.16 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	Shelving, office equipment, furniture, car wash equipment/machinery		

An established community business is now available for purchase. This offering includes the building and car wash at the listed price, with the option to acquire the existing inventory separately. Ideally located just off the intersection of Highway 21 and Highway 53, the property is well positioned to serve the local community, surrounding rural area, and the substantial seasonal traffic travelling to Buffalo Lake. This business has operated for the past 55 years and has withstood the test of time, and it offers meaningful potential for an owner-operator with experience or interest in automotive services, recreational vehicles, machinery, and small-engine repair. Opportunities may include expanding service offerings, enhance customer experience, and maintaining the on-site car wash operation as well as expanding the recently added hydraulic hose repair service. Given its proximity to Buffalo Lake, there may also be strong potential to expand into marine-related products, service, or repairs. This is an excellent opportunity for an entrepreneur seeking an established location with strong visibility, seasonal traffic, and room to grow. In addition to the full retail services, the business also supplies services/products to almost 30 other businesses throughout central Alberta.