



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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10620 117 Avenue
Grande Prairie, Alberta

MLS # A2274000



\$1,475,000

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	1.00 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	n/a		

This investment opportunity offers strong, reliable cash flow in the carwash industry and has recently undergone equipment and mechanical upgrades, allowing new ownership to step directly into a turnkey operation. Ideally positioned just off the high-traffic By-Pass and backing onto high-density residential, the location is second to none and situated on a generous 1-acre lot. The facility features six well-appointed wash bays with coin and credit card controls, high-pressure wands, and brushes, and the building has been well maintained with excellent entry and exit access, along with a secured office inside. Call your Commercial Realtor© today for further information.