

# \$625,000 - 11113 102 Avenue, Fairview

MLS® #A2025668

**\$625,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.52 Acres

NONE, Fairview, Alberta

Excellent business opportunity to own a very well-established car & truck wash in Fairview, Alberta! Ready for a turn-key operation?! Look no further than this property. Featuring a six-bay car wash with an adjacent detailing shop, mechanical room, a two-story addition that includes two rental suites and an attached garage. The original six-bay building, constructed in 1978, continues to attract customers with its well-maintained facilities. The two-story addition, constructed in 1998 features a retail area storefront, office, staff room, a 2 piece bathroom, utility room, and an attached garage making it an ideal space to run a business. The fully developed residential suites provide extra monthly income! Each suite features 2 bedrooms, 1 bathroom, a full kitchen with appliances and a washer/dryer. The car wash itself is a well-established business. The drive thru car wash bays are equipped with high-quality equipment, ensuring reliable and efficient operation for years to come. Featuring Tap, Debit, and wash card GC readers as well as coin boxes. 4 wet/dry vacuums, 6 self-serve wash guns, 6 air hose guns and 1 high-pressure wash gun. One (12'x10') electric overhead door in the detailing shop, four (12'x12') EOHD in wash bays #2 and #3, two (16'x14') EOHD - wash bay #1 and One (12'x7') EOHD - attached garage. The dedicated detail shop specializes in cleaning and detailing vehicles, using high-quality equipment and products. Providing a steady stream of income for the



business along with the self-serve car wash. Not to mention the 1 and a half vacant lot included in the sale price that presents an opportunity for entrepreneurs and business owners looking to expand operations or establish a new presence in a bustling commercial area. Ready for immediate development to accommodate a variety of businesses and industries. The lot offers ample space for building a new structure or expanding an existing one. The property is located in a prime location, offering great visibility and easy access for customers. Don't miss this opportunity to own a versatile property with endless potential! Contact us today to schedule a viewing and see all that this amazing commercial building has to offer!

Built in 1978

### **Essential Information**

|            |            |
|------------|------------|
| MLS® #     | A2025668   |
| Price      | \$625,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.52       |
| Year Built | 1978       |
| Type       | Commercial |
| Sub-Type   | Business   |
| Status     | Active     |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 11113 102 Avenue          |
| Subdivision | NONE                      |
| City        | Fairview                  |
| County      | Fairview No. 136, M.D. of |
| Province    | Alberta                   |
| Postal Code | T0H 1L0                   |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 7 |
|----------------|---|

## Interior

|         |                                  |
|---------|----------------------------------|
| Heating | Forced Air, Natural Gas, Radiant |
| Cooling | None                             |

## Exterior

|              |                 |
|--------------|-----------------|
| Construction | Concrete        |
| Foundation   | Poured Concrete |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 16th, 2023 |
| Days on Market | 778                 |
| Zoning         | C-2                 |

## Listing Details

|                |   |
|----------------|---|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|---|

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