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20 RAILWAY AVENUE S FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Marwayne, Alberta



Listing ID:
24579


MLS ID:
A2116186

\$299,900



 **COLIN CLARKE**
 (780) 875-9159

 **MUSGRAVE AGENCIES**
 780-875-9159

 20 Railway Avenue S, Marwayne , Alberta T0B 2X0

Transaction Type For Sale	Title Fee Simple	Days On Market 164
Zoning Commercial	Subdivision Marwayne	Year Built 2002
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 8123040	Building Area (Sq. Ft.) 2788.00	Building Area (Sq. M.) 259.01
Lot Size (Sq. Ft.) 48787	Lot Size (Acres) 1.12	Construction Type Mixed,Other,Wood Frame
Cooling Central Air	Heating Overhead Heater(s),Floor Furnace	Commercial Amenities Floor Drain(s)/Grease Trap(s),Parking-Extra,Storefront
Access to Property Direct Access	Inclusions Sump	Restrictions None Known
Reports None		

It's the perfect time to become your own boss! This car wash property is located on a high traffic corridor beside Highway 897 in Marwayne, Alberta. An excellent family business that is highlighted with a top-grade commercial building built in 2002 and with a large recent addition of a retail store front, commercial kitchen area, office space, and bathroom facilities. The current business specializes in many profitable avenues. Including car washes, propane fuel sales, ice cream/confectionary and one of the longest and well-known fudge brands in North America. There are so many other opportunities that could be offered as well, Fuel sales, hot food, and more in-store and online retail sales would only bolster this well-run business. Ownership training is available, and a knowledgeable staff is already in place. Come take a look at this exciting property and business!

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