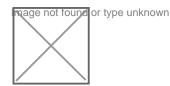


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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

**2** 780-875-9159

rM1

20 Railway Avenue S, Marwayne , Alberta T0B 2X0

**Transaction Type** 

For Sale

r Colo

**Zoning**Commercial

**Structure Type** 

Industrial

Legal Plan 8123040

Lot Size (Sq. Ft.)

48787

Cooling

Central Air

Access to Property
Direct Access

Reports None Title

Fee Simple

Subdivision Marwayne

Property Type Commercial

Building Area (Sq. Ft.)

2788.00

Lot Size (Acres)

1.12

Heating

Overhead Heater(s), Floor Furnace

Inclusions Sump Days On Market

164

Year Built

2002

**Property Sub Type** 

Industrial

Building Area (Sq. M.)

259.01

**Construction Type** 

Mixed,Other,Wood Frame

**Commercial Amenities** 

Floor Drain(s)/Grease Trap(s), Parking-

Extra,Storefront

Restrictions
None Known

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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