

# \$500,000 - 4818 Hwy 49, Spirit River

MLS® #A2018307

**\$500,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Spirit River, Alberta

This is a great turn key business that has been operating for many years. There is a steady line of customers, farmers and oilfield as well as residential. This solid business has the market covered. It is a 5760 sf building with 3 wash bays, and a super bee truck bay. The dimensions are 96' x 60' which gives lots of room for the vehicles. The timer system for washing is great and keeps customers happy. There is mezzanine storage, and a storage room off the office. This property has great front end office, and also a bathroom. You have hi way access, so location is great. The yard is .85 acres. If you are looking to get into a great business that has been proven, and that has the monopoly on the market share, this is the business for you. Please call today

Built in 1996

## Essential Information

MLS® #	A2018307
Price	\$500,000
Bathrooms	0.00
Acres	0.00
Year Built	1996
Type	Commercial
Sub-Type	Business
Status	Active

## Community Information



Address	4818 Hwy 49
Subdivision	NONE
City	Spirit River
County	Spirit River No. 133, M.D. of
Province	Alberta
Postal Code	T0H 3G0

### **Additional Information**

Date Listed	January 10th, 2023
Days on Market	934
Zoning	Com

### **Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
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