Sparkle Car Wash

CAR

50 GREEN GROVE DRIVE, ST. ALBERT AB

FOR SALE

NAI COMMERCIAL REAL ESTATE INC. 4601 99 STREET NW, EDMONTON AB, TGE 4Y1

SALE PRICE \$4,600,000

NAIEDMONTON.COM

DANIEL YARMON Vice President, Retail Division 587 635 5609 dyarmon@naiedmonton.com



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WASH⁻

780 436 7410

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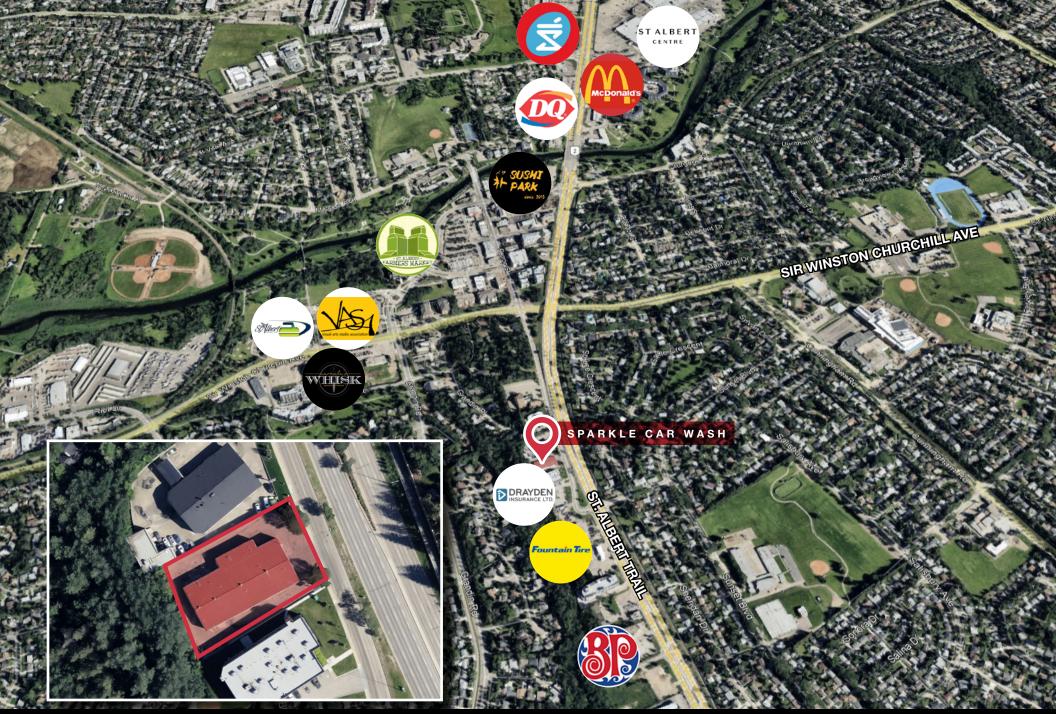
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N. Commercial[®] Community Hospital St. Albert **Property Highlights** NGLEWOOD woo Opportunity to purchase a profitable, well-established car wash in affluent St Albert Turn-key owner/operator opportunity, sale includes all fixtures and equipment St Albert Centre Prime location on St Albert Trail with over 40,000 vehicles passing daily Regular, professional maintenance to equipment BRAESIDE O Shel 12 wand wash stations and 2 touchless drive-thru bays Mission Park Fountain Park Nguyen Scott LLP Upgraded, modern coin & credit/debit card payment system Recreation Centre St Albert FORESTIAN Ask about another car wash for sale in Fort Saskatchewan STURGEON 🖮 Esso Funky Petals St. Albert 🔒 TURN-KEY OWNER/OPERATOR OPPORTUNITY Shell Save-On-Foods 12 WAND WASH STATIONS AND 2 TOUCHLESS DRIVE-THRU BAYS PRIME LOCATION ON ST ALBERT TRAIL evasseur Ro

HERITAGE LAKES

FOR SALE | SPARKLE CAR WASH - 50 GREEN GROVE DRIVE | ST. ALBERT, AB



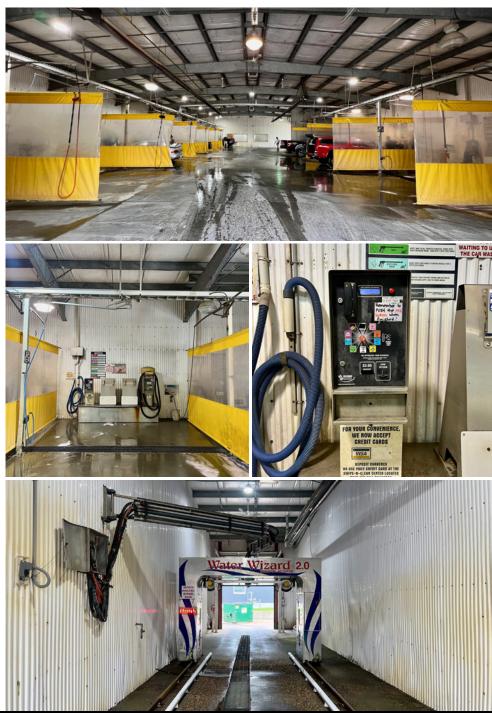


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Additional Information

LEGAL DESCRIPTION	Plan: 8322791, Block: 1B, Lot: 36
BUILDING SIZE	12,147 sq.ft.±
LAND SIZE	0.89 acres±
SITE COVERAGE	31%
YEAR BUILT	2007
SELF SERVE BAYS	12
TOUCHLESS DRIVE THRU BAYS	2
CONSTRUCTION TYPE	Pre-engineered steel frame
ROOF TYPE	Single pitched, metal clad roof
CEILING HEIGHT	16'
POWER	800 amp, 3 phase, 4 wire main electrical service (TBC)
HEATING	Gas fired radiant tube heaters
HOT WATER	4 new tankless hot water heaters (2024) & 1 100 gallon tank
PAYMENT SYSTEM	Upgraded coin & credit/debit payment system (~2020)
ZONING	CC - Corridor Commercial District
TRAFFIC COUNT	40,226 (2023)
REVENUE	Call Agent
PROPERTY TAXES	\$44,514.60 (2023)
SALE PRICE	\$4,600,000.00



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87,842 DAYTIME POPULATION



1.7% ANNUAL GROWTH 2023-2033



32,237 HOUSEHOLDS

\$145,083 AVERAGE HOUSEHOLD INCOME 32,076 EMPLOYEES 2,225

BUSINESSES

MAXIMUM HEIGHT 84

WALKEN

SALE EVENT

Second Section 2010
Second Second Second 2010
Second Second 2010

0

\$3.0 B TOTAL CONSUMER SPENDING

\$

TOUCHLESS

LEASE ENTER

2023 COSTAR DEMOGRAPHICS WITHIN 5 KM RADIUS

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•	4601 - 99 Street NW, Edmonton, AB T6E 4Y1 780 - 436 - 7410
<u> </u>	www.naiedmonton.com
	TOUCHLESS WASH OPEN TO
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