



# Splash Car Wash

8816 - 111 STREET, FORT SASKATCHEWAN, AB

**SALE PRICE** \$5,250,000

**FOR SALE**



NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410











NAIEDMONTON.COM

DANIEL YARMON  
Vice President, Retail Division  
587 635 5609  
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**NAI**Commercial

## Property Highlights

-  Opportunity to purchase a profitable, well-established car wash in Fort Saskatchewan
-  Turn-key owner/operator opportunity, sale includes all fixtures and equipment
-  Site benefits from proximity to busy industrial/commercial district
-  Regular, professional maintenance to equipment
-  10 wand wash stations and 4 truck wash bays
-  Upgraded, modern coin & TAP card payment system
-  Additional revenue generated from RV storage on excess land
-  Ask about another car wash for sale in St Albert

TURN-KEY OWNER/OPERATOR OPPORTUNITY

10 WAND WASH STATIONS AND 4 TRUCK WASH BAYS



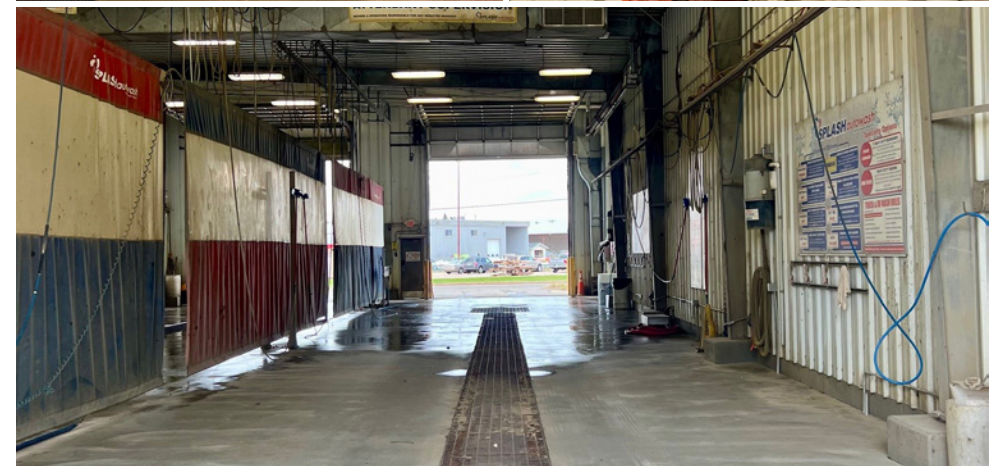


SPLASH CAR WASH



## Additional Information

LEGAL DESCRIPTION	Plan: 7722611, Block: 5, Lot: 6
BUILDING SIZE	13,464 sq.ft.±
LAND SIZE	2 acres±
SITE COVERAGE	15.5%
YEAR BUILT	2004, expanded in 2013
SELF SERVE BAYS	10 car bays; 4 truck wash bays
CONSTRUCTION TYPE	Pre-engineered steel frame
ROOF TYPE	Pitched metal clad roof
CEILING HEIGHT	14'
POWER	400 amp, 240 VAC main electrical service (TBC)
HEATING	Gas fired radiant tube heaters
HOT WATER	5 new tankless hot water heaters
PAYMENT SYSTEM	Upgraded coin & tap credit/debit payment system (2023)
ZONING	IL - Light Industrial District
REVENUE	Call Agent
PROPERTY TAXES	\$27,545.06 (2023)
<b>SALE PRICE</b>	<b>\$5,250,000</b>







**21,738**  
DAYTIME  
POPULATION



**2.8%**  
ANNUAL  
GROWTH  
2023-2033



**8,161**  
HOUSEHOLDS

**\$127,431**  
AVERAGE  
HOUSEHOLD  
INCOME



**9,365**  
EMPLOYEES

**753**  
BUSINESSES



**\$19M**  
TOTAL  
CONSUMER  
SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5 KM RADIUS



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