

\$625,000 - 11113 102 Avenue, Fairview

MLS® #A2243865

\$625,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

NONE, Fairview, Alberta

Excellent business opportunity to own a very well-established car & truck wash in Fairview, Alberta! Ready for a turn-key operation?! Look no further than this property. Featuring a six-bay car wash with an adjacent detailing shop, mechanical room, a two-story addition that includes two rental suites and an attached garage. The original six-bay building, constructed in 1978, continues to attract customers with its well-maintained facilities. The two-story addition, constructed in 1998 features a retail area storefront, office, staff room, a 2 piece bathroom, utility room, and an attached garage making it an ideal space to run a business. The fully developed residential suites provide extra monthly income! Each suite features 2 bedrooms, 1 bathroom, a full kitchen with appliances and a washer/dryer. The car wash itself is a well-established business. The drive thru car wash bays are equipped with high-quality equipment, ensuring reliable and efficient operation for years to come. Featuring Tap, Debit, and wash card GC readers as well as coin boxes. 4 wet/dry vacuums, 6 self-serve wash guns, 6 air hose guns and 1 high-pressure wash gun. One (12'x10') electric overhead door in the detailing shop, four (12'x12') EOHD in wash bays #2 and #3, two (16'x14') EOHD - wash bay #1 and One (12'x7') EOHD - attached garage. The dedicated detail shop specializes in cleaning and detailing vehicles, using high-quality equipment and products. Providing a steady stream of income for the



business along with the self-serve car wash. Not to mention the 1 and a half vacant lot included in the sale price that presents an opportunity for entrepreneurs and business owners looking to expand operations or establish a new presence in a bustling commercial area. Ready for immediate development to accommodate a variety of businesses and industries. The lot offers ample space for building a new structure or expanding an existing one. The property is located in a prime location, offering great visibility and easy access for customers. Don't miss this opportunity to own a versatile property with endless potential! Contact us today to schedule a viewing and see all that this amazing commercial building has to offer!

Built in 1978

Essential Information

MLS® #	A2243865
Price	\$625,000
Bathrooms	0.00
Acres	0.00
Year Built	1978
Type	Commercial
Sub-Type	Business
Status	Active

Community Information

Address	11113 102 Avenue
Subdivision	NONE
City	Fairview
County	Fairview No. 136, M.D. of
Province	Alberta
Postal Code	T0H 1L0

Amenities

Parking Spaces	7
----------------	---

Interior

Heating Forced Air, Natural Gas, Radiant

Exterior

Construction Concrete

Foundation Poured Concrete

Additional Information

Date Listed July 28th, 2025

Days on Market 5

Zoning C-2

Listing Details

Listing Office Sutton Group Grande Prairie Professionals

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.