



Sparkle Car Wash

50 GREEN GROVE DRIVE, ST. ALBERT AB

SALE PRICE \$4,600,000

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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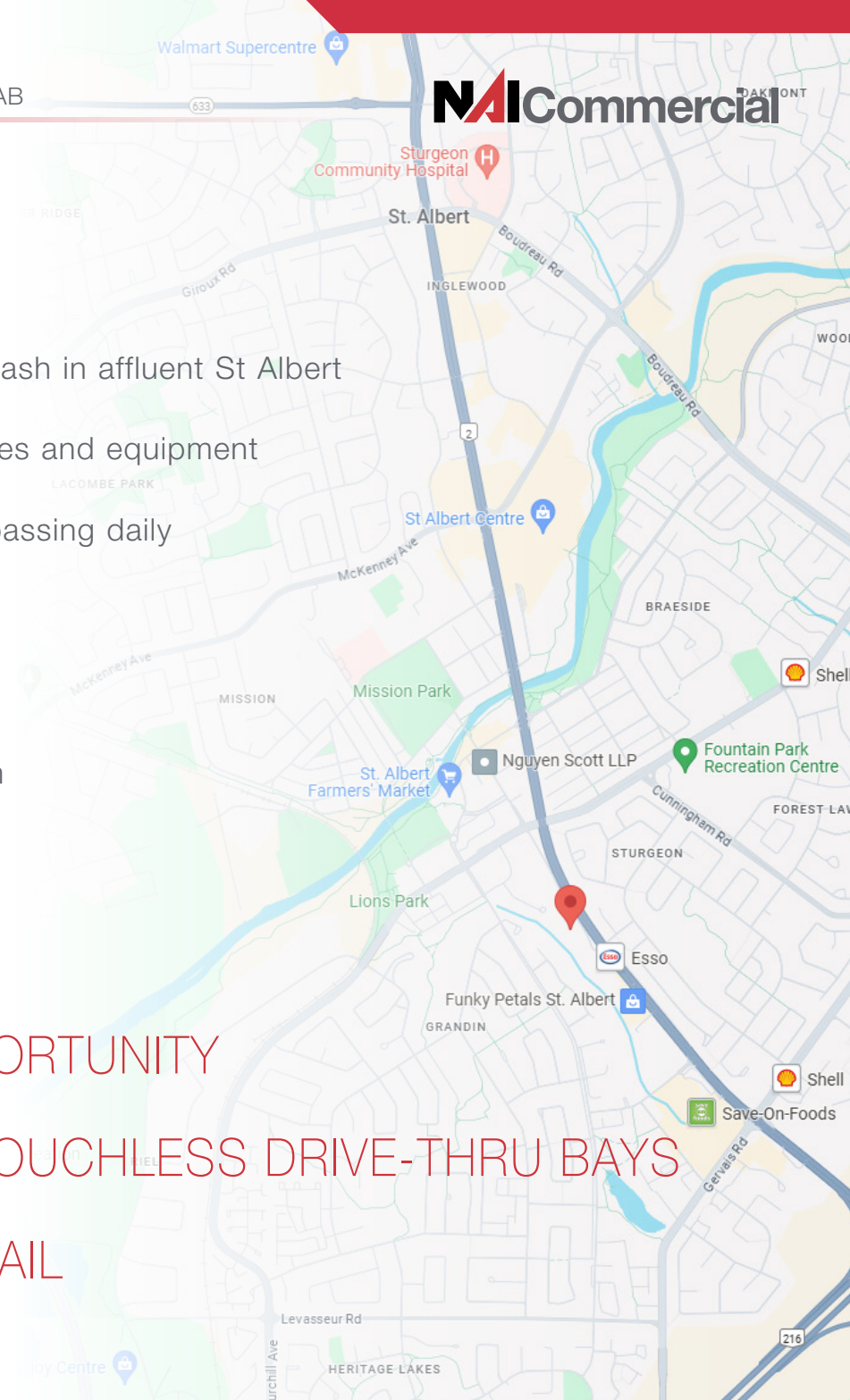
Property Highlights

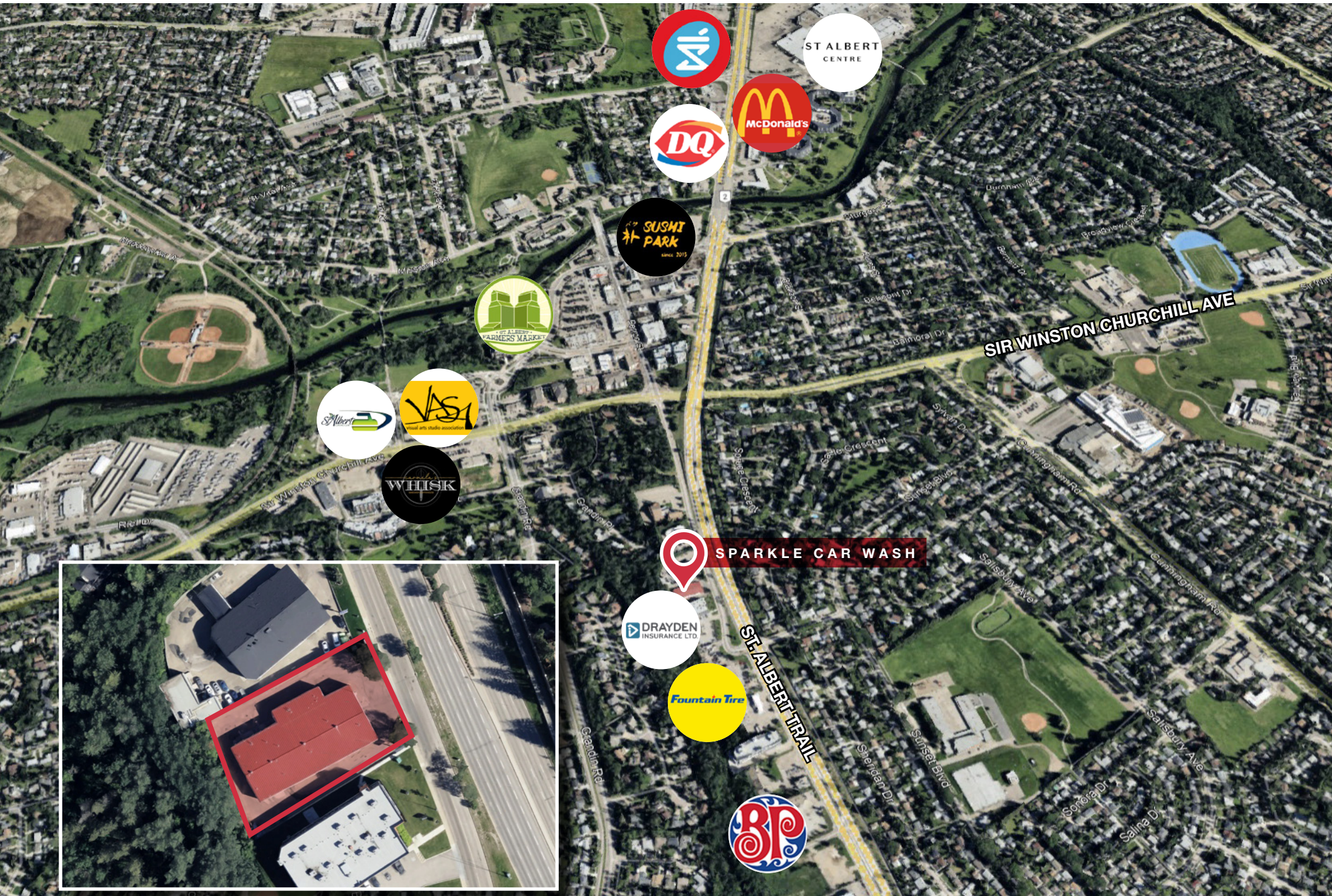
-  Opportunity to purchase a profitable, well-established car wash in affluent St Albert
-  Turn-key owner/operator opportunity, sale includes all fixtures and equipment
-  Prime location on St Albert Trail with over 40,000 vehicles passing daily
-  Regular, professional maintenance to equipment
-  12 wand wash stations and 2 touchless drive-thru bays
-  Upgraded, modern coin & credit/debit card payment system
-  Ask about another car wash for sale in Fort Saskatchewan

TURN-KEY OWNER/OPERATOR OPPORTUNITY

12 WAND WASH STATIONS AND 2 TOUCHLESS DRIVE-THRU BAYS

PRIME LOCATION ON ST ALBERT TRAIL





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





87,842
DAYTIME
POPULATION



1.7%
ANNUAL
GROWTH
2023-2033



32,237
HOUSEHOLDS

\$145,083
AVERAGE
HOUSEHOLD
INCOME



32,076
EMPLOYEES

2,225
BUSINESSES



\$3.0 B
TOTAL
CONSUMER
SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5 KM RADIUS

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