



116 Steele Crescent, Hinton | AB

Fully Fixtured Truck Wash Available - **for sale**

Incredible opportunity to acquire a professionally run business and facility

This strategically positioned site provides convenient entry to the Yellowhead Highway. The prominent truck wash facility has gained widespread recognition and draws a steady stream of customers, ranging from nearby residents to long-haul truck drivers. Its unrivaled position in Hinton has solidified its status as the preferred destination for truck washing services, resulting in a dominant market share and increased profitability. The property features a well-maintained commercial building that serves as a versatile truck and car wash, accompanied by asphalt paving on the western side and recycled asphalt on the eastern side, enhancing its overall functionality and appeal.

Accelerating success.

Call Today for
More Information



Storage
On-site



Fixtured
Carwash

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Property Overview

Civic Address 116 Steele Crescent, Hinton

Plan 0526117

Legal Address Block 3

Lot 26

Location Hinton, Alberta

Year Built 2006

Site Area .97 Acres

Building Size Main Floor: +/- 8,512 SF
Office: +/- 567 SF

Ceiling Height +/- 24 Feet

Foundation Concrete footings

Roof Metal clad gable

Doors Interior: Metal
Exterior: Steel

Overhead Doors 6- 16'x24' and 1- 12'x16'

Power 800 Amp, 3 Phase, 4 Wire

Lighting Retail and Office:
Truck Wash:

Heating Office: Forced hot air
Main: Radiant tube space heaters
Wash Bays: Engineered make up

Security Camera and security system

Siding Metal cladding and stone veneer

Windows Double glazed vinyl sash

Hot Water 2- 85 Gallon natural gas fired



Location Overview

Hinton, Alberta offers a thriving business environment supported by a diverse range of industries, including forestry, energy, and tourism.

Within 5 Km



Current population
9,852



Vehicles per day
2,040



Unemployment rate
7.5%



Average household income
\$121,022





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