

FOR SALE

20 RAILWAY AVENUE S
MARWAYNE, AB T0B 2X0



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Realtor®

MUSGRAVE AGENCIES
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ZONING

LEGAL DESCRIPTION

PRICE

COMMERCIAL

Lot 2, Block A, Plan 8123040

199,900.00

LOT SIZE: 1.12

YEAR BUILT: 2002

SQUARE FOOTAGE: 2,788

A2272643

- This shop/ retail building sits on 1.12 acres, located right inside Marwayne, Alberta, along side HWY 897.
- 42 feet by 66 feet with a total of 2700 Square feet
- Currently operated as Car Wash, with a recent addition of store front, commercial kitchen, office space and bathroom facilities.
- Recent upgrades include furnace and central AC (5 YR) , Hot water tank (3 YR), Top of the line RO water system for car wash quality water, flooring and painting.
- This building has a 3 phase power suitable for high power requirement's
- The kitchen is commercial grade and in operation under the current business.