

FOR SALE

\$737,000



TOP BOYZ CAR WASH

6201 49 Avenue, Bonnyville Town, AB T9N 2M2

Property Description

Looking for a lucrative investment opportunity in the heart of Bonnyville? Here's your chance to own The Top Boyz Car Wash, featuring state-of-the-art facilities designed to cater to both vehicle and pet owners.

Strategically positioned on Highway 28, ensuring high visibility and accessibility. Spacious 4,800 square feet building on a 0.9 acre lot, equipped with in-floor and radiant heating systems. Modern construction in 2012 with potential for expansion and improvement. Requires some repairs and revitalization to maximize its full potential.

Capitalize on the growing demand for convenient car and pet wash services in Bonnyville. Establish a strong local presence and become the go-to destination for vehicle and pet owners.

This property offers a solid foundation with ample room for growth and improvement. With the right vision and investment, TheCarWash can regain its status as a thriving business.

Includes: 2 Automatic Touchless Car Wash Bays, 1 Truck and Car Wand Wash Bay, and a dedicated Dog Wash area.

Plan 7923162, Block 2, Lot 13 & 14
LEGAL

C3- Hwy Commercial
ZONING


± 0.9 Acres
LOT SIZE

± 4,800 SF
BUILDING SIZE

2012
YEAR BUILT

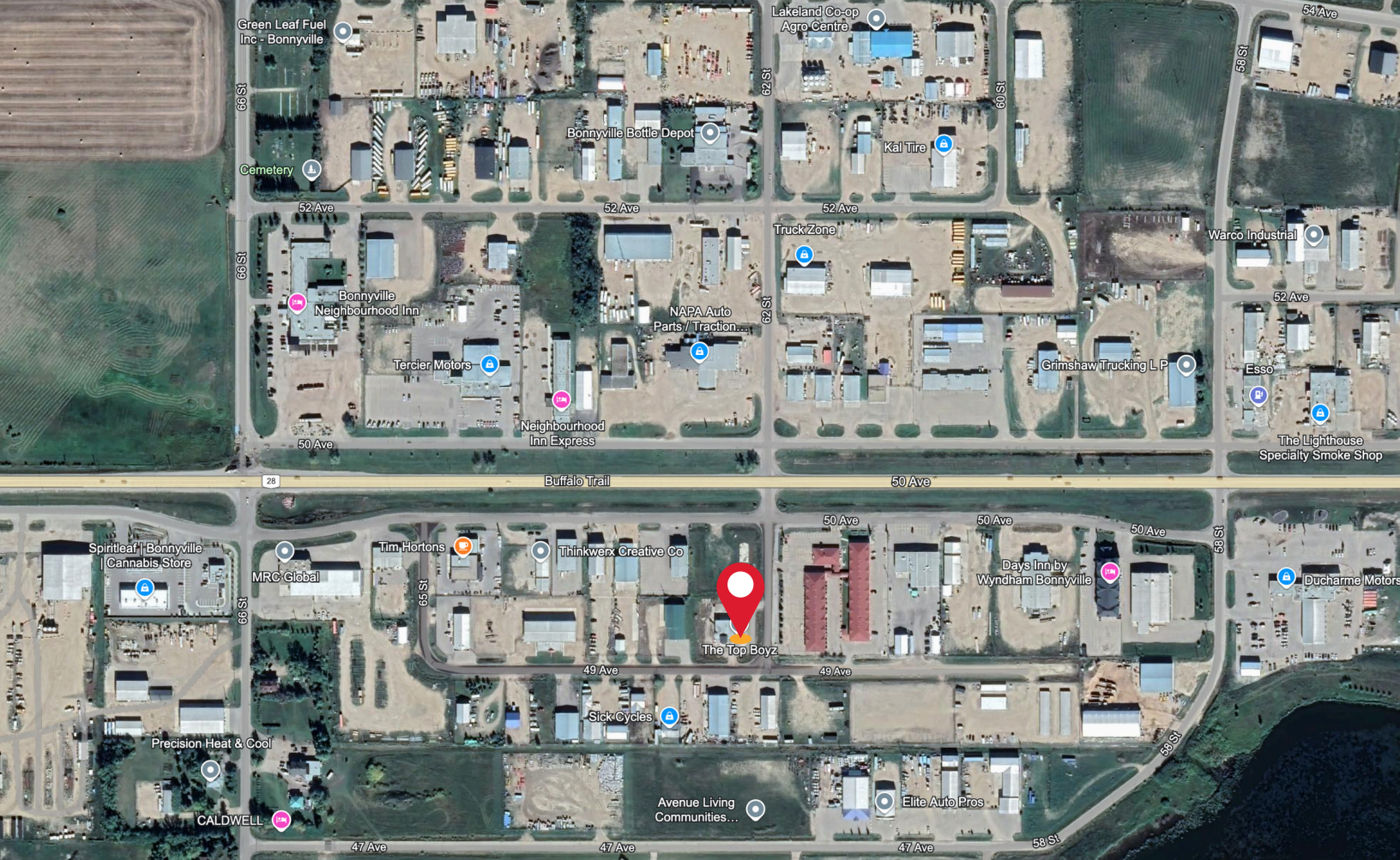
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DEMOGRAPHICS

0.5 KM RADIUS OF LOCATION

6201 49 Avenue, Bonnyville Town

This area offers great visibility in a peaceful, family-friendly community. With nearby schools, ample parking, and easy access, it's ideal for businesses looking to serve local residents in a thriving area. The property is situated near key roadways such as Highway 28 and 50th Street, ensuring strong high-traffic exposure to potential customers. The area is home to several nearby stores, including grocery stores, cafes, and retail outlets, offering steady foot traffic. Its proximity to neighbourhoods and key amenities makes it a prime spot for businesses seeking to establish a presence in Bonnyville.



POPULATION
6,906
Bonnyville Area



COMMUTE
93.1%
By Car



HOUSING
Owner: 68.4%
Renter: 31.6%



INCOME
Individual: \$47.2k
Family: \$100.0k



CONTACT:

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