



## Regina Saskatchewan

\$4,999,999

RARE OPPORTUNITY - Truck and vehicle wash facility available for purchase. This 13,800 sqft building was built in 2012. It is situated on 2.47 acres in one of the most visible corner of Ross Industrial - adjacent to the Commercial Co-Op Cardlock, fronting onto Fleet Street and a short distance to Ring Road and Hwy 46. The current configuration features 600 sqft office/reception area in the front, 4 separate wash lanes (100x22 each) with catwalks front to back for easy access; 2 mechanic bays - 1 full (100x26) with open pit and 1 half (40x22). The extra width of this building allows a Super B to drive in and close the doors with space on each end for easy access. The wash lanes are operated with Bay Master control panels. Purchase includes all wash equipment plus the reverse osmosis system which is an added feature. Upgrades within the last 5 years include, new solar panels, exhaust motors, make-up air units in wash lanes, lights in wash lanes (not the ceiling lights). In floor heat throughout the building plus 2 separate hanging furnaces and air conditioning for the front office space and back lunch room and bathrooms (plus shower). The building is set up with a total of 11 OH doors each at 16' by 16' with 4 drive thru lanes and lots of room for turning radius which gives this property endless options when it comes to any trucking, farm implement, travel trailer/RV sales, service business or any sort of dealership. (id:6769)

Listing Presented By:



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