



## 102 Joblin Street Hinton AB

\$3,090,000

- This truck & car wash handles everything from semi-trucks to cars - 3 large truck wash bays; 2 lube shop bays; and 1 oversized detailing bay/flex space - Massive truck & car wash bays include coin/credit card operated high pressure soap and water spray guns - Offers the only undercarriage wash in town - Large marshalling area for full sized semi-trucks - Large used oil burner installed to decrease heating costs - Lube shop (2 bays) offers oil and tire changes, and includes two oil change pits and other special equipment, as well as dual electric overhead doors - Tire mount, balance, and repair equipment. Fully equipped with tire storage racks. - Oversized 4,087 SF (+/-) detailing bay may be converted to a variety of uses - Owned by the same family for almost a decade Land Size: 0.94 Acres (+/-) Ceiling Height: 19 ft - 24 ft Total Size of Buildings: 11,475 SF (+/-) Truck/Car Wash (3 oversized bays): 5,848 SF (+/-) Lube Shop (2 bays): 1,540 SF (+/-) Detailing Bay: 4,087 SF (+/-)

Listing Presented By:



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