



## 4381 167 Avenue Edmonton AB

\$5,695,000

Amazing CAP rate on this Business with Property sale! This 4 year old building in a absolutely prime location surrounded by all the top retail companies. The best of the best in equipment and set up and incredible sales to match. Ranked as one of the best Car Washes in Edmonton, sales are growing year over year. The building is over 12,000 sq feet with 13 bays. The area is continuing to grow with major plans for growth over the next 10 years, in both residential and industrial development.

Listing Presented By:



Originally Listed by:  
RE/MAX River City

keithhalabi@gmail.com  
<http://www.edmontonhome.com>

**RE/MAX ELITE**

**RE/MAX Elite**

304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000  
Fax:  
jmattie@telusplanet.net