



Rural Athabasca County Alberta

\$1,950,000

A rare opportunity to acquire a turnkey liquor store and touchless car wash with property in Athabasca. Situated on approximately 0.7 acres, this well-maintained freestanding commercial property was built in 2014 and offers approximately 3,850 sq. ft. of space. Ideally positioned along a high-visibility commercial corridor, the property benefits from excellent exposure, convenient access, and consistent traffic from surrounding residential neighbourhoods, hotels, and established national retailers including Canadian Tire, Boston Pizza, and Tim Hortons. Limited direct competition in the immediate area further enhances long-term business potential. Well maintained with newer equipment, this is a true turnkey opportunity that is easy to operate and suited for both owner-operators and investors. The combination of liquor retail and touchless car wash provides diversified income potential and operational flexibility. A solid opportunity to acquire a quality commercial asset in a growing regional market with future upside. Financial statements are available to qualified buyers. Inventory is not included in the listing price. (id:6769)

Listing Presented By:



Originally Listed by:
Initia Real Estate



REMAX ELITE

8104 160 Ave NW, Edmonton, AB,
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

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