

# \$249,900 - 20 Railway Avenue S, Marwayne

MLS® #A2173155

**\$249,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.12 Acres

Marwayne, Marwayne, Alberta

Commercial Opportunity! This shop/retail building sits on 1.12 acres and located right inside Marwayne, Alberta along side Highway 897. The building is approx. 42 feet by 66 feet with a total of 2700 Square feet. Currently operated as a Car Wash this is a top tier building built in 2002, with a recent addition of a store front, commercial kitchen, office space, and bathroom facilities. This property could be the perfect space to run your business out of. The value and potential is huge with a large amount of space as well as this property is listed at a great price. Recent upgrades include furnace and central AC(5yr), Hot water tank (3yr), Top of the line RO water system for car wash quality water, flooring and paint. The building has 3 phase power suitable for high power requirements, the kitchen is commercial grade and in operation under the current business. There is a multitude of use for this property, lets see if it works for you.

Built in 2002

## Essential Information

MLS® #	A2173155
Price	\$249,900
Bathrooms	0.00
Acres	1.12
Year Built	2002
Type	Commercial



Sub-Type	Industrial
Status	Active

### Community Information

Address	20 Railway Avenue S
Subdivision	Marwayne
City	Marwayne
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 2X0

### Interior

Heating	Overhead Heater(s), Floor Furnace
Cooling	Central Air

### Exterior

Construction	Mixed, Other, Wood Frame
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### Additional Information

Date Listed	October 15th, 2024
Days on Market	271
Zoning	Commercial

### Listing Details

Listing Office	MUSGRAVE AGENCIES
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