

# \$2,195,000 - 4706 50 Avenue, Athabasca

MLS® #A2215775

**\$2,195,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.36 Acres

Athabasca Town, Athabasca, Alberta

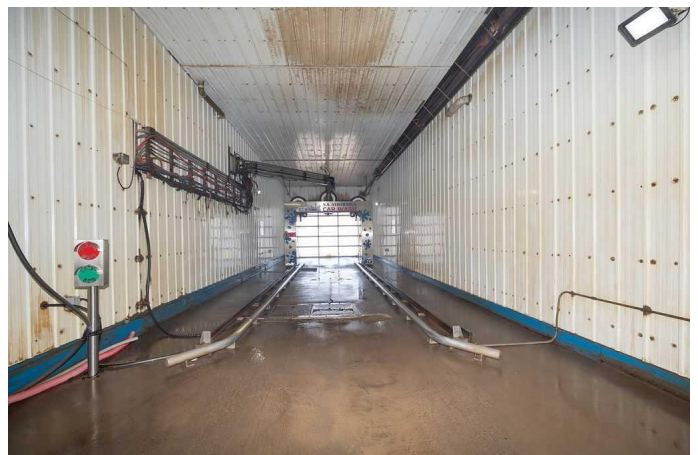
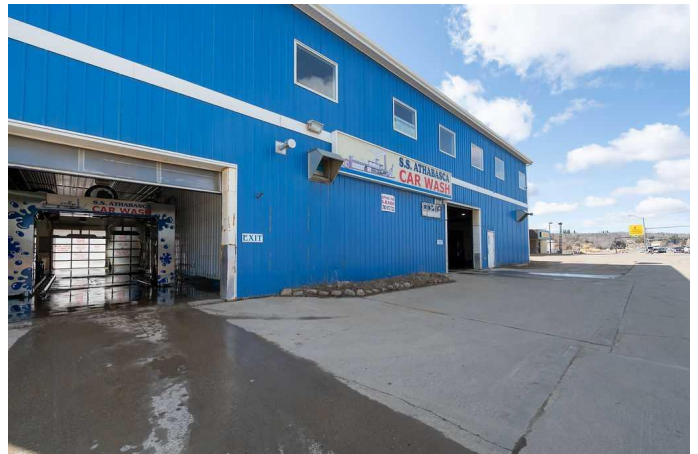
OWNER IS RETIRING! Welcome to the largest car wash in the thriving town of Athabasca, Alberta. But it is more than just a car wash, there is multi-use space on the second level for additional monthly income! This is a rare opportunity for an owner-operator to step into a fully operational business with strong local demand. The property features 5 self-serve bays and one automatic wash tunnel. Strategically positioned along a major traffic route with excellent visibility, drawing both commuter and local traffic daily. The building is over 14,000 square feet and houses the car wash facility on the main level. On the second level you will find a mix of multi purpose rooms, offices and washrooms. An additional feature that sets this property apart from other car wash businesses is the living quarters. The owners suite has 3 bedrooms and 2 bathrooms. There is also a separate studio suite that is perfect for employee housing or extra rental income. With minimal staffing requirements and simple day-to-day management, it's an ideal fit for someone seeking steady income and flexible hours. Don't miss this opportunity to own your own business and take control of your financial future.

Built in 2006

## Essential Information

MLS® #

A2215775



|            |             |
|------------|-------------|
| Price      | \$2,195,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.36        |
| Year Built | 2006        |
| Type       | Commercial  |
| Sub-Type   | Business    |
| Status     | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4706 50 Avenue   |
| Subdivision | Athabasca Town   |
| City        | Athabasca        |
| County      | Athabasca County |
| Province    | Alberta          |
| Postal Code | T9S 1C1          |

### Interior

|         |                          |
|---------|--------------------------|
| Heating | Natural Gas, Combination |
| Cooling | Central Air              |

### Exterior

|                 |                  |
|-----------------|------------------|
| Lot Description | Back Lane, Paved |
| Roof            | Metal            |
| Construction    | Metal Siding     |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2025 |
| Days on Market | 166              |
| Zoning         | C3               |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | ROYAL LEPAGE COUNTY REALTY |
|----------------|----------------------------|

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