

**\$950,000  
TOTAL PACKAGE**



(AFN Ltd.)  
A. Bhanji & Associates

## **FOR SALE MILK RIVER TRUCK/RV & CAR WASH**

209 - 8th Avenue Milk River, Alberta



### **Property Highlights**

- Well established Truck/RV/Car wash conveniently located minutes from the Canada/U.S border in Southern Alberta
- 2 state-of-the-art 24' x 100' truck wash bays along with a 18' x 40' car wash bay
- Coin operated and corporate accounts
- Excellent Gross Revenue and Net Income

## Property Photos



## Property Description

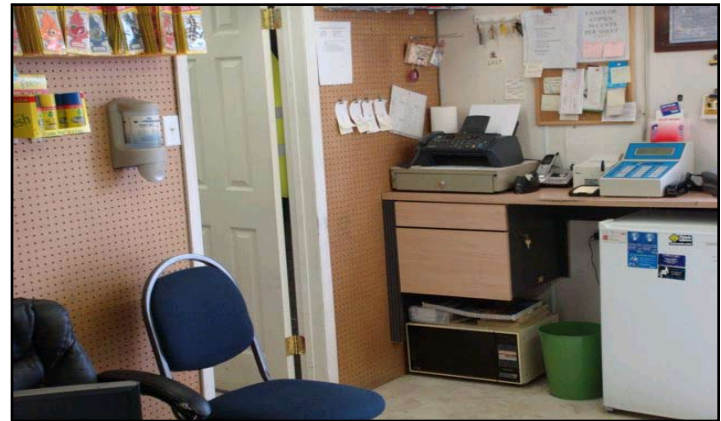
**Municipal Address:** 209 - 8th Avenue NW  
**Building Size:** 6320 SF approx  
**Land Size:** 2.43 Acres approx  
**Zoning:** IL (Light Industrial)  
**Hours:** Office 8 am - 5 pm 6 days/wk  
Wash opens automatically  
6 am - 10 pm for general  
public. Open 24 hours for  
account holding customers.  
**Employees:** 1 P/T - 36 hrs/week  
1 student every friday  
afternoon and every other  
saturday. Owners work all  
other hours  
**Building Amenities:**  
- Voxcom security system  
- 16 security cameras rec to disc  
- 4 coin and code operated  
stations inside  
- 2 code boxes outside doors for  
after hours account holders  
- 1 change machine  
- 3 computers  
- 2 outside vacuums  
**Building Breakdown:** Mechanical room w/upper  
storage, small parts and service  
room (plumbed for dog wash)  
2 offices, 1 for general business  
& 1 for bookkeeping. Storage  
area above offices and more  
**Gross Revenue:** Over \$217,500 (2008)  
**Net Income:** Over \$114,400 (2008)

**Asking Price:** **\$950,000 Including  
Land, Building &  
Business**

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract.

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**COMMERCIAL**  
(AFN Ltd.)  
**A. Bhanji & Associates**

## Location Map



For more information about this listing, or other listings, please contact:

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