

# \$2,900,000 - N/A, Sherwood Park

MLS® #A2225697

**\$2,900,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.15 Acres

N/A, Sherwood Park, Alberta

Very nice, established, and well-maintained car wash, owned and operated by the original owners!

Located in Sherwood Park, on a corner lot with excellent access and exposure. There are 12 self-serve bays (barn style) + 2-1200 sq ft commercial retail units (fully leased). Once the leases expire, these bays can be leased to new tenants or used to establish another business, such as a convenience store, liquor store, cannabis, etc. (subject to City Approval). Or, modify for use as a new touchless or tunnel wash. Either way, there are options to earn additional revenue from multiple sources. The car wash, including the commercial bays, are approximately 12,170 sq ft on a lot size of approximately of 1.15 acres. Payment options for the car wash are: Express Key, Cash or Tap.

Appointment required for showings. Please be discreet if visiting this car wash and do not speak with staff or customers regarding the sale. Thank you.

Built in 2003

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2225697    |
| Price      | \$2,900,000 |
| Bathrooms  | 0.00        |
| Acres      | 1.15        |
| Year Built | 2003        |



|          |            |
|----------|------------|
| Type     | Commercial |
| Sub-Type | Business   |
| Status   | Active     |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | N/A               |
| Subdivision | N/A               |
| City        | Sherwood Park     |
| County      | Strathcona County |
| Province    | Alberta           |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 16             |
| Zoning         | C4             |

### Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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