

For Sale

Car Wash & Auto Dealership

55 & 59 East Lake Crescent NE, Airdrie, AB

REDUCED!



Business, Building & Land

For More Info.

Mahmud Rahman

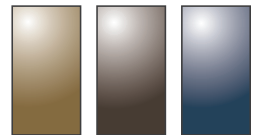
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Randy Wiens

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Blackstone



Property Details

Building Size:	10,000 SF + 540 SF Mezzanine
Roof Type:	Steel deck with flat asphalt
Construction:	Brick and concrete block
Floor/Foundation:	Concrete slab on grade
Year Built:	1970
Lot Coverage:	21.45%
Ceiling Height:	22'
Power:	400 Amp / 600 Volt
HVAC:	Radiant heating with circulating fans in wash bays
Standard Vehicle Wash Area:	12' Overhead Door (Drive-thru) 6 Wash Bays (Coin & Card) Wand and brush
Commercial Vehicle Wash Area:	16' Overhead Doors (2 Drive-thru) 4 Wash Bays (Coin & Card) Wand and brush
Land Size:	1.07 Acres (47,045 SF)
Legal:	P: 7710285, B: 4, Lot: 14 & 15
Zoning:	IB-2 (Industrial Employment District)
Configuration:	Pie Shaped
Parking:	1.5 / 1,000 SF



Wash Bays



Yard Area



Upstairs Office Space



Signage



Wash Bays



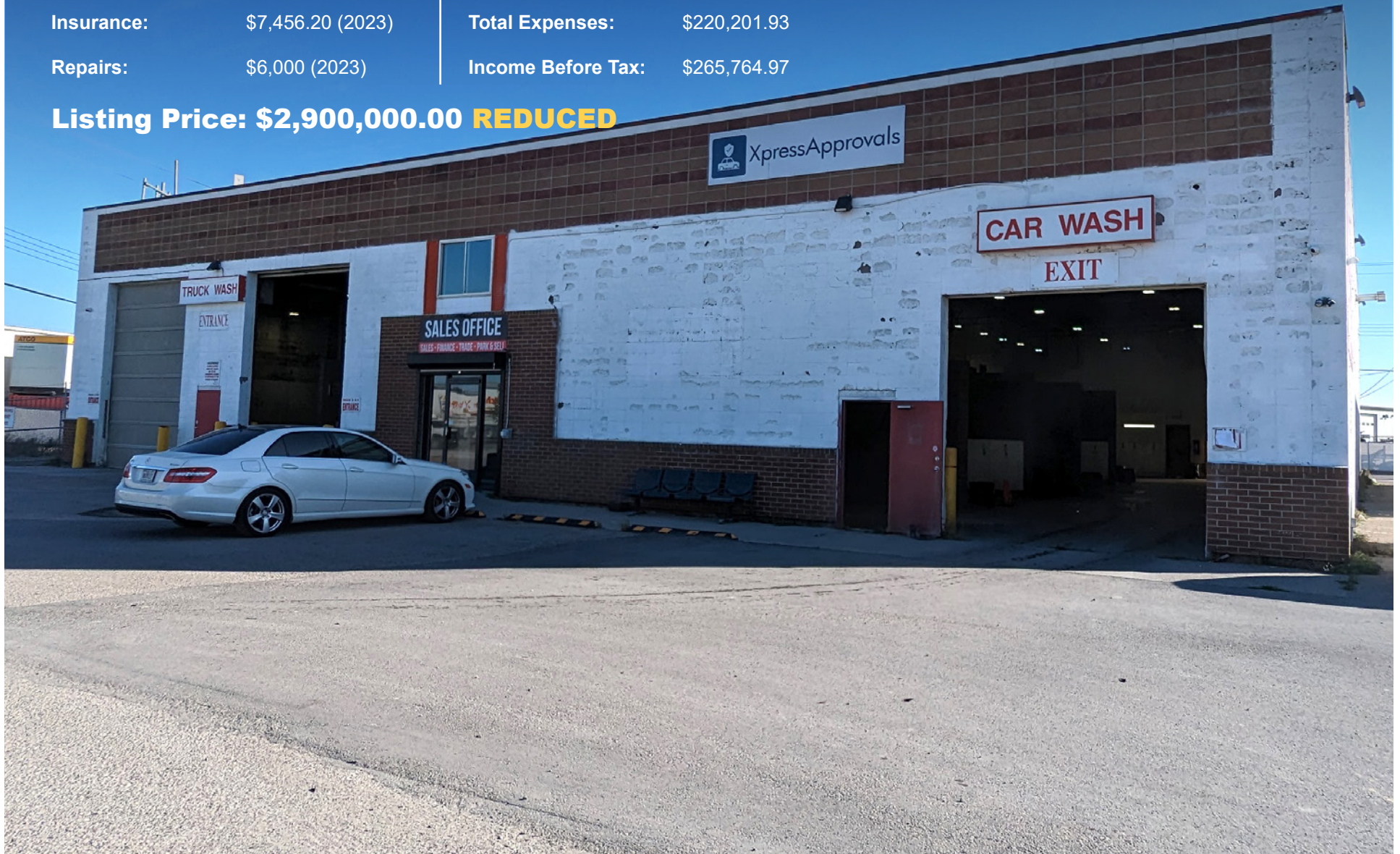
Roof - Excellent Condition

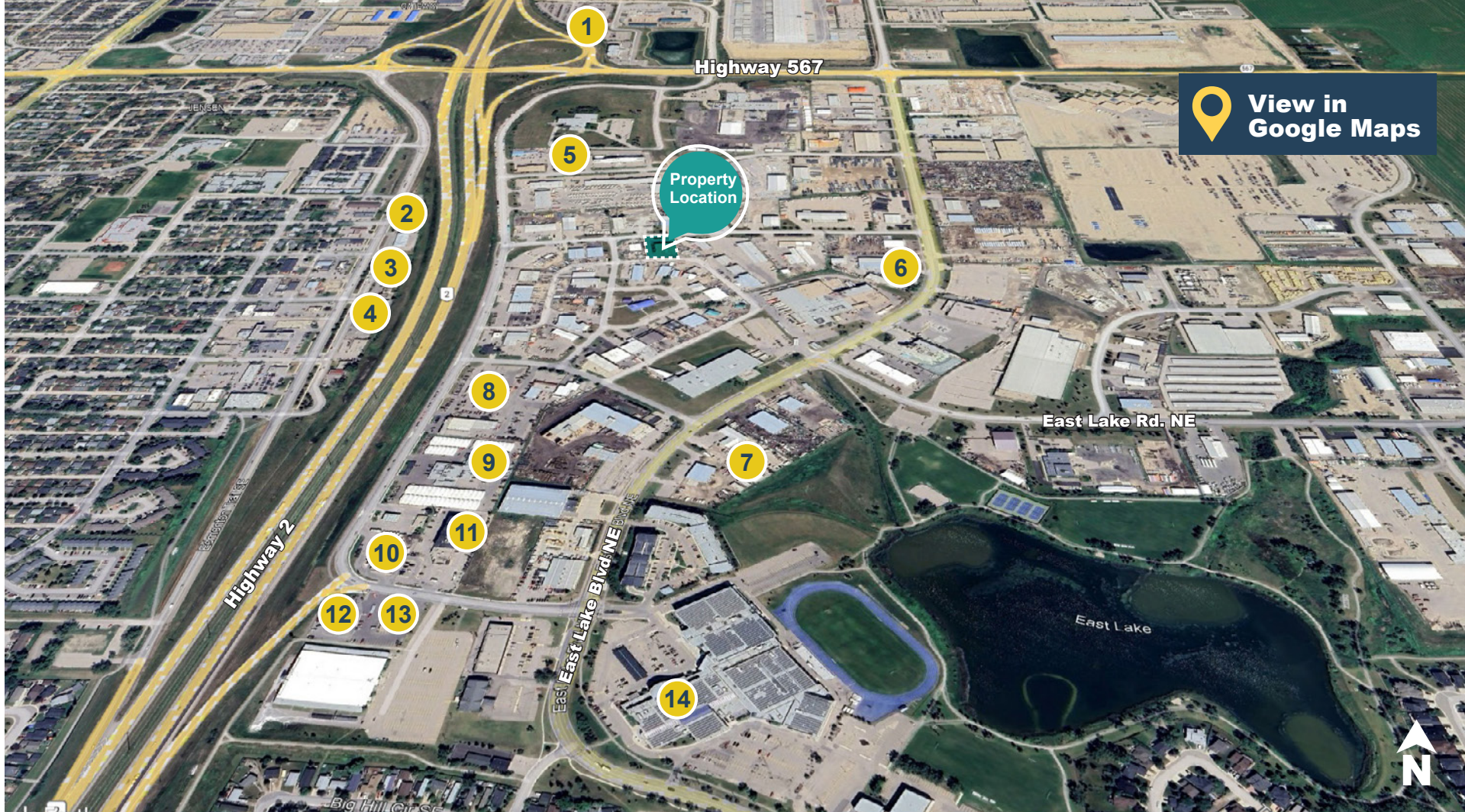
Investment Details

Property Tax:	\$28,108.38 (2023)
CAM:	\$1,800 (2023 - TBV)
Common Utilities:	\$40,965.60 (2023)
Insurance:	\$7,456.20 (2023)
Repairs:	\$6,000 (2023)

Car Wash Details	
Total Income:	\$503,058.95
Gross Profit:	\$485,966.90
Total Expenses:	\$220,201.93
Income Before Tax:	\$265,764.97

Listing Price: \$2,900,000.00 REDUCED





Demographics *(within 3 km)*



NEIGHBORHOOD
East Lake



POPULATION
41,256



MEDIAN AGE
36



HOUSEHOLD INCOME
\$94,363

Shops & Vendors In The Area

1.



5.



9.



13.



2.



6.



10.



14.



3.



7.



11.



4.



8.



12.





Thank you for your interest!

For More Info.

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