COURT ORDERED SALE

FREESTANDING CAR WASH (7,537 SF ON 1.45 ACRES±)

NCommercial

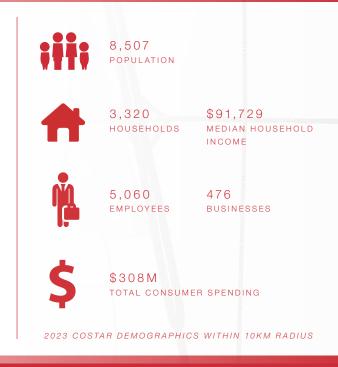


5316 - 46 STREET | ROCKY MOUNTAIN HOUSE, AB | CAR WASH

PROPERTY HIGHLIGHTS

- Currently one of two multi-bay car washes in Rocky Mountain House with high barrier to entry for future competition
- Seven drive-through bays with quick service lube bays, allowing for alternate uses in this highly visible and easily accessible site
- Exterior wand wash area for large trucks and RV's

VINCE CAPUTO MBA, SIOR Partner 780 436 7624 vcaputo@naiedmonton.com



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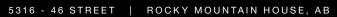
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ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Lot B Plan 755MC, Lot A Plan 326MC and Block OT Plan 326MC
SIZE	7,537 sq.ft. on 1.45 acres
YEAR BUILT	1985
CONSTRUCTION	Steel frame w/ metal cladding
ZONING	HC - Highway Commercial District
SITE COVERAGE	12%
HOT WATER TANKS	Five (5) boilers / One (1) hot water tank (TBC by Purchaser)
ELECTRICAL	600 Amp main service panel with a 400 Amp switch and 250-600 V (TBC by Purchaser)
HVAC	Overhead natural gas fired radiant heat tubes in the automatic wash bays / Three (3) oil boiler heaters to provide heat to the remainder of the building
LOADING	Mix of Sunshine doors (11) and Insulated steel doors (3) Ten (10): 12' x 12' doors / Two (2): 12' x 14' doors / Two (2): 12' x 10' doors Operation: Electrical (12) / Manual chain type (2)
EXTRA PROPERTY FEATURES	Anti-theft security system / Fire alarms / Emergency lighting / Ceiling fans / Floor drains / Oil change service pit: 3'6" wide by 23'6" long by 5'10" deep
PROPERTY TAXES (2023)	Lot B Plan 755MC: \$11,432.32 Lot A Plan 326MC: \$5,205.56 <u>Block OT Plan 326MC: \$1,983.37</u> <u>Total \$18,621.25</u>
SALE PRICE	\$955,000

Purchasers to verify the functionality of all fixed and non-fixed property equipment/ chattels. The Judicial Property Sale is offered on an "As is, where is" basis.





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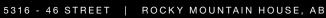
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