

COURT ORDERED SALE

NAI Commercial

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



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
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8,507
POPULATION



3,320 HOUSEHOLDS \$91,729
MEDIAN HOUSEHOLD INCOME



5,060 EMPLOYEES 476
BUSINESSES



\$308M
TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 10KM RADIUS



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM



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 Block OT Plan 326MC: \$1,983.37 Total \$18,621.25
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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53 AVENUE

46 STREET

HIGHWAY 22



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