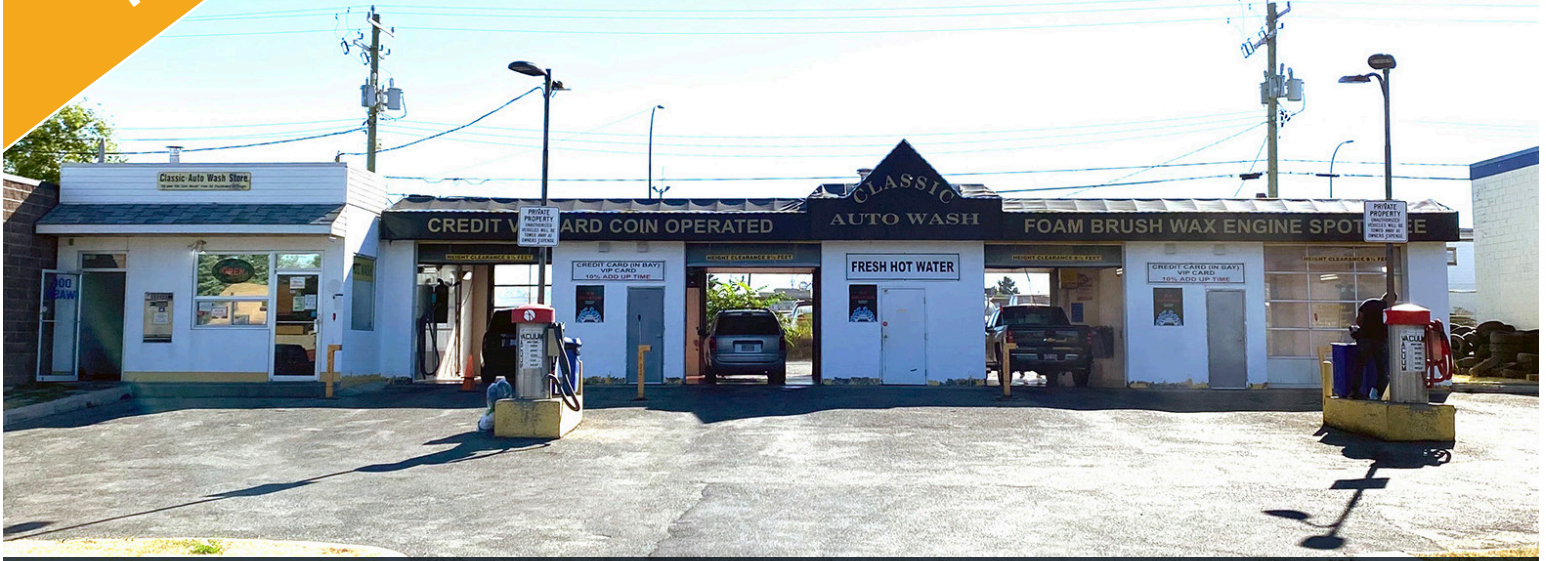


For Sale

PRICE REDUCED  
BY \$100,000!



## UPGRADED CAR WASH

1812 35 STREET SE  
CALGARY, ALBERTA



## HIGHLIGHTS

- This UPGRADED CAR WASH is located in SE Calgary (Southview/Forest Lawn area), one block south of 17th Avenue (International Avenue).
- Great holding property. This car wash includes 4 self-serve, wandwash bays, 2 dog wash stations, an office, and a washroom with storage area.
- Over \$180k in recent improvements, including: flooring, white wall panels, 20 ft radiant heaters, LED lighting (interior and exterior), doors, air compressor, new water softener, a brand new roof, and more!
- Selling for land & building value. Great property to continue to operate as a self-serve wand-wash, to redevelop, or to hold.
- Environmental Reports and RPR available for a quick sale.

## PROPERTY DESCRIPTION

List Price: \$1,399,000 \$1,299,000

Size: 3,014 sq. ft.

Taxes: \$31,200 (2022)

Site Area: 12,325 sq. ft.

Zoning: Currently zoned C-COR2

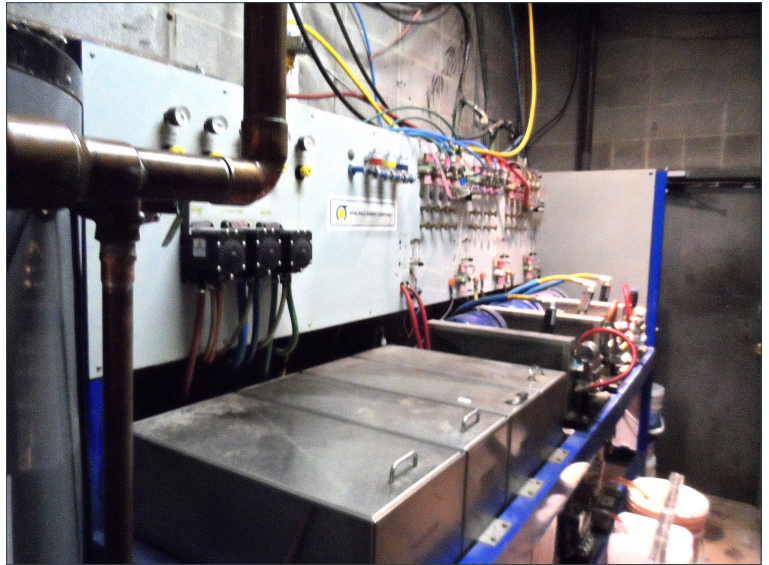
Please do not approach staff or customers regarding the sale of this property. For details or for appointment to view the mechanical room, please contact listing agents.

HEAD OFFICE  
Suite 300, 1324 - 11 Avenue SW  
Calgary, Alberta T3C 0M6  
Toll Free 1.800.750.6766  
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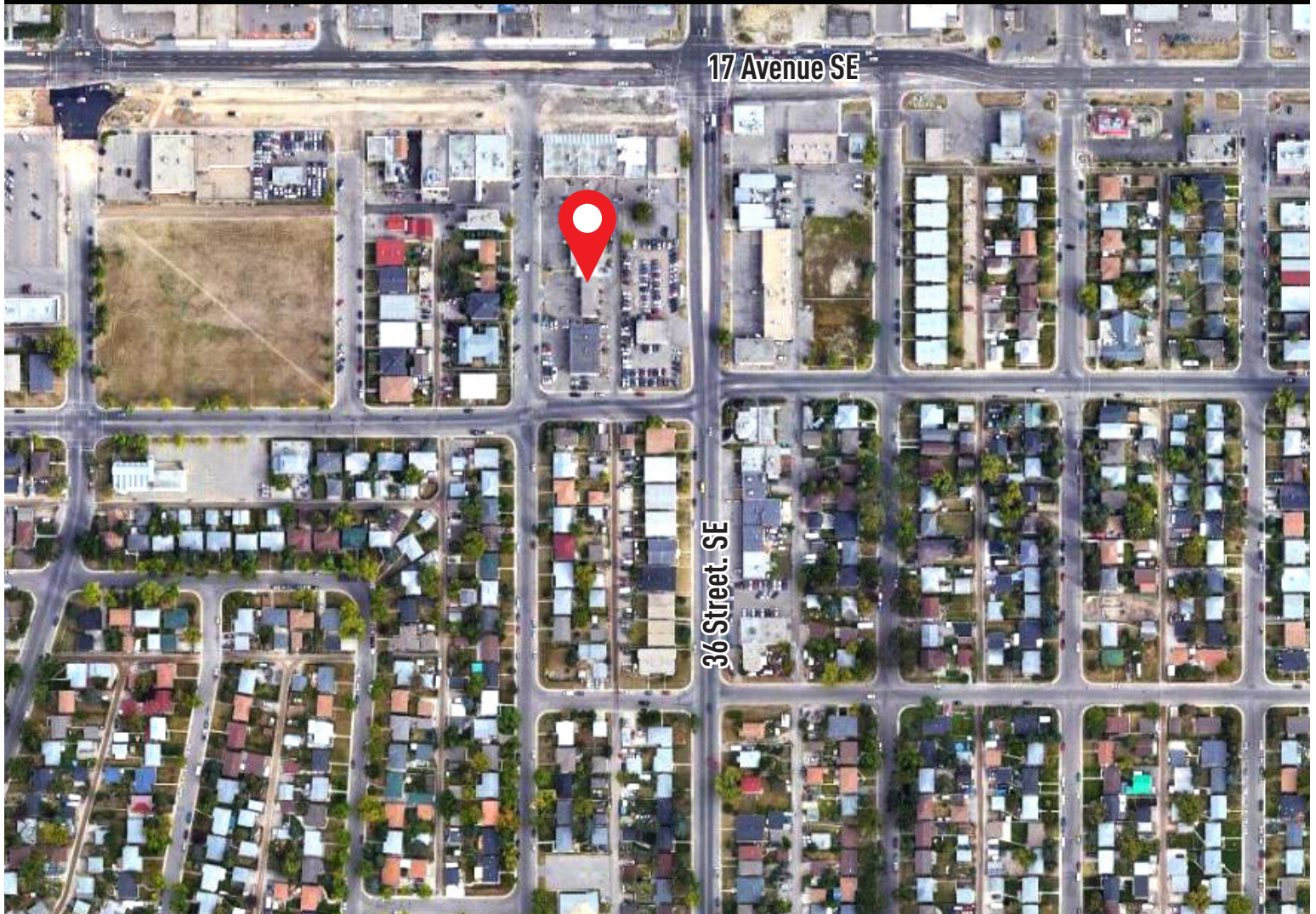
# PHOTOS

1812 35 Street SE, Calgary, Alberta



# LOCATION

1812 35 Street SE, Calgary, Alberta



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