

# \$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	67
Zoning	C4

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.