

## \$699,000 - 4703 46a, Rural Lac Ste. Anne County

MLS® #E4428423

**\$699,000**

0 Bedroom, 0.00 Bathroom,  
Business with Property on 0.00 Acres

Alberta Beach, Rural Lac Ste. Anne County,  
AB

This profitable car wash in Alberta Beach offers an excellent opportunity for business ownership. Built in 2010, the facility includes three self-serve car wash bays and a dedicated Truck/RV wash bay, catering to both regular vehicles and larger ones. Its well-maintained and fully operational, providing a reliable service experience for customers. With a convenient coin and card payment system, the business generates consistent revenue from both local residents and tourists visiting the popular area. The sale includes not only the established business but also the building and all equipment, making it a complete, turn-key investment. Located in a high-traffic area with easy access, this car wash benefits from a strong customer base and steady demand. It's a great opportunity for those looking to invest in a successful, ready-to-run business in a thriving community.

Built in 2005

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4428423  |
| Price      | \$699,000 |
| Bathrooms  | 0.00      |
| Acres      | 0.00      |
| Year Built | 2005      |



|        |                        |
|--------|------------------------|
| Type   | Business with Property |
| Status | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 4703 46a                   |
| Area        | Rural Lac Ste. Anne County |
| Subdivision | Alberta Beach              |
| City        | Rural Lac Ste. Anne County |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T0E 0A0                    |

### Exterior

|              |             |
|--------------|-------------|
| Exterior     | See Remarks |
| Construction | See Remarks |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 29th, 2025 |
| Days on Market | 33               |
| Zoning         | Zone 71          |

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Listing information last updated on May 1st, 2025 at 3:03pm MDT