

9413 100 Street
Grande Prairie, Alberta

MLS # A2305948



\$3,990,000

Division:	Central Business District
Type:	Business
Bus. Type:	Car Wash
Sale/Lease:	For Sale
Bldg. Name:	Superior Wash
Bus. Name:	Superior Wash
Size:	9,544 sq.ft.
Zoning:	CG (General Commercial Di

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.84 Acre

Sewer: -

Lot Feat: -

Inclusions: Will provide on offer stage

Superior Wash in Grande Prairie is a stable, high-performing car wash positioned in one of Alberta's fastest-growing regional hubs. Built in 2006 on a prominent 0.84-acre site, the 9,644 sq ft facility includes nine wand bays, two automatic touchless bays, and an unused dog wash offering immediate upside. Supported by steady year-round demand from a young, expanding population, the wash has produced consistent revenues of \$723K in 2023, \$766K in 2024, and \$755K in 2025. With excellent visibility on a major arterial road and multiple value-add opportunities, Superior Wash presents a reliable, low-maintenance investment with strong cash flow and clear growth potential.