



## FOR SALE | CAR WASH - REMOTE MANAGEMENT

### 425 7 Ave S, High River AB

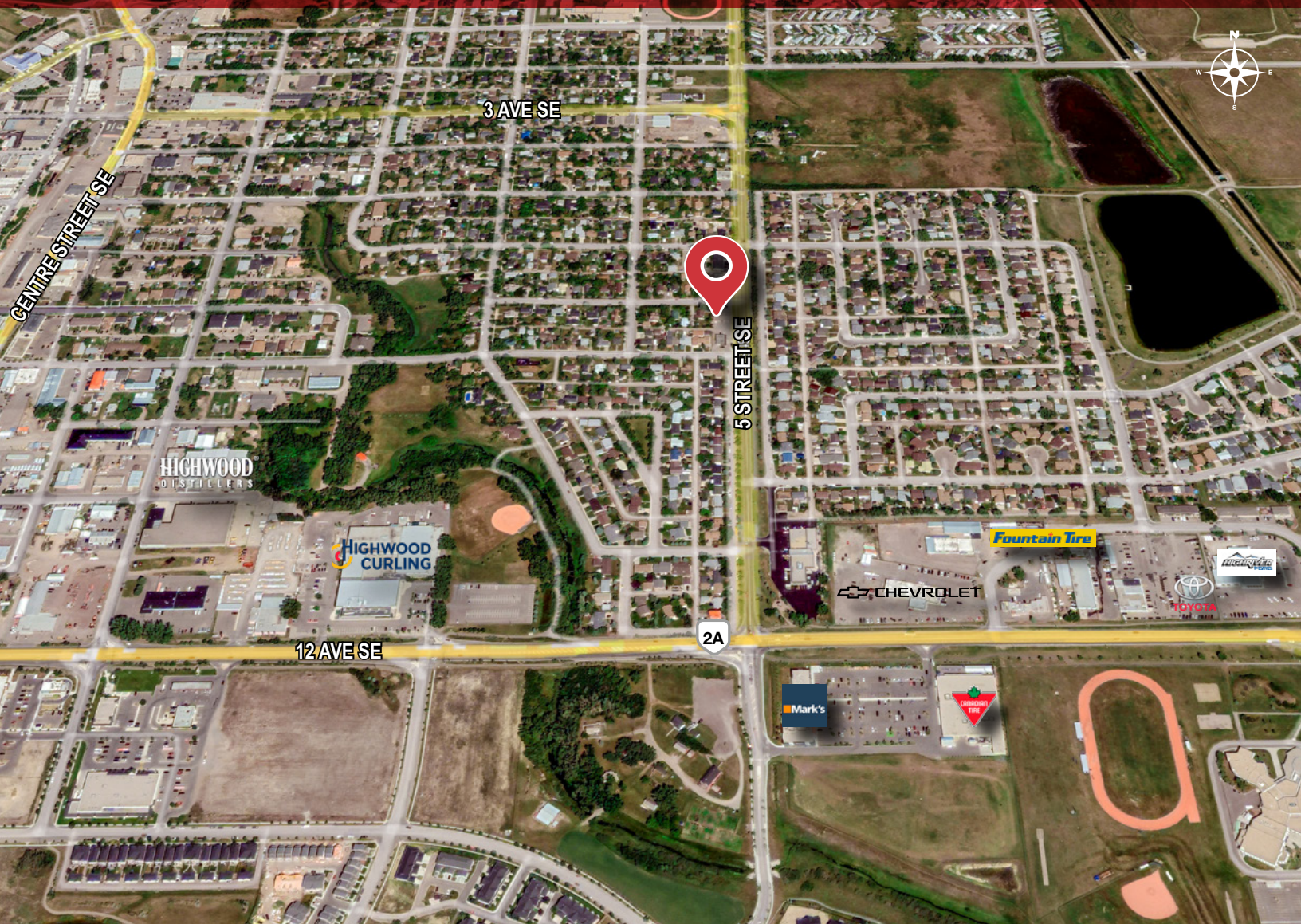
- Recently completed full renovation and invested \$300,000 in all new systems: Pumps & Reverse Osmosis, Duplex Boiler, **E ACTA** (Exacta) & Apple Payment System, 3 Phase Electric, New Bay Doors, plus more.
- Established income from all 4 Bays with competitive dollar per minute. Additional income from community business advertising.
- Remotely Operated with High Speed Fiber Optic Automatic control & video systems installed.

\*Additional property and income information available to interested parties with execution of a CA - [Download CA](#)



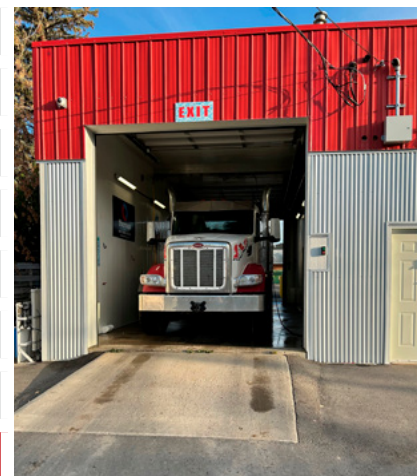


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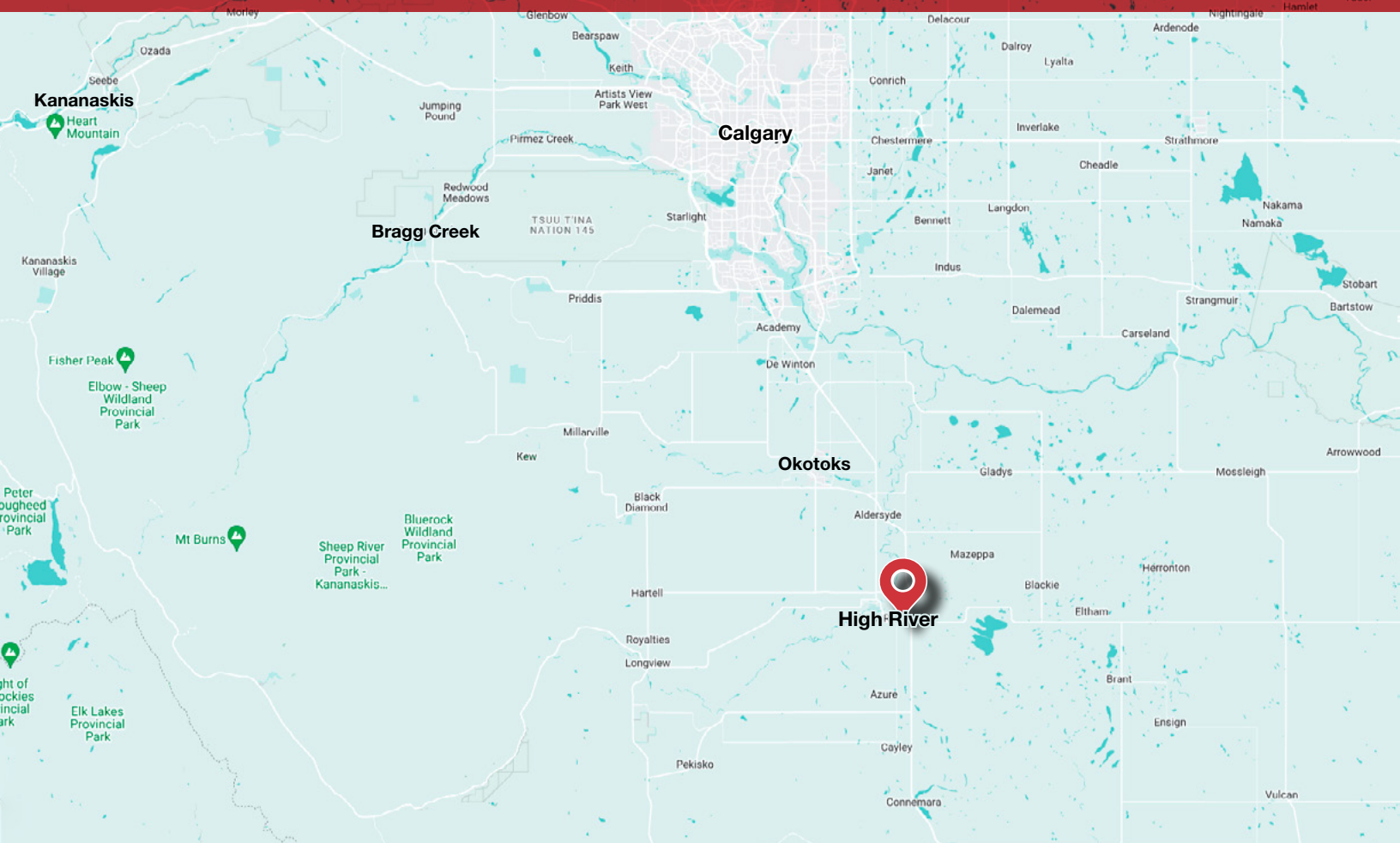
## PROPERTY DETAILS

Building Area	2,972 SF
Lot Size	0.24 Acres (10,510 SF)
Legal Description	Plan: 5251AB; Block: X; Lots 16-19
Year Renovated	2023
Zoning	DC - TND (Direct Control Traditional Neighborhood District)
Car Wash Type	4 Wand Wash Self Serve Drive Thru Bays
Bays	3 - 30' Bays & 1 - 45' Bay
\$1,525,000	





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## HIGH RIVER, AB

- The Town of High River is located within the foothills of Alberta, a 45 minute Drive south of Calgary with direct access to Highway QEII and is considered the back door to Kananaskis Country, ideal for outdoor enthusiasts. Outdoor life is strongly emphasized including 19 kms of paved pathways throughout the town connecting all four corners of the city.
- It offers everyday small-town charm, beautiful scenery and authentic, western hospitality.
- The Town of High River offers municipal services that provide residents with a high quality of life, safety and security, modern amenities and infrastructure, a healthy urban environment and responsible future growth.
- A business-friendly community offering many opportunities and small-town advantages.
- High River is the center of trade for over 50,000 people in the area, with 14,324 living in the city. The largest sectors comprising 48% of employment are Retail Trade, Construction, Healthcare and Manufacturing. However, the key growing economic drivers are agriculture and the Oil & Gas industry.
- High River is also acclaimed in the film industry with a growing list of location credits, known for its authentic western ranching heritage with world-class Rocky Mountain views.

### POPULATION GROWTH



Total Population  
**14,324**



Median Household Income  
**\$78,956**



Median Age  
**44.8**





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## CONTACT

### BLAIR BEST

Associate, Capital Markets

[bbest@naiadvent.com](mailto:bbest@naiadvent.com)

(403) 669-3969

[BlairBest.ca](http://BlairBest.ca)

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NAI Advent Commercial Real Estate Corp. | 3633 8 Street SE Calgary, AB T2G 3A5 | 403 984 9800 | [naiadvent.com](http://naiadvent.com)