

FOR SALE

20 RAILWAY AVENUE S
MARWAYNE, AB TOB 2X0



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ZONING	LEGAL DESCRIPTION	PRICE
COMMERCIAL	Lot 2, Block A, Plan 8123040	199,900.00
LOT SIZE: 1.12	YEAR BUILT: 2002	SQUARE FOOTAGE: 2,788

A2321979

- This shop/ retail building sits on 1.12 acres, located right inside Marwayne, Alberta, along side HWY 897.
- 42 feet by 66 feet with a total of 2700 Square feet
- Currently operated as Car Wash, with a recent addition of store front, commercial kitchen, office space and bathroom facilities.
- Recent upgrades include furnace and central AC (5 YR) , Hot water tank (3 YR), Top of the line RO water system for car wash quality water, flooring and painting.
- This building has a 3 phase power suitable for high power requirement's
- The kitchen is commercial grade and in operation under the current business.