

## \$5,250,000 - 8816 111 Street, Fort Saskatchewan

MLS® #E4403140

**\$5,250,000**

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

Light Industrial Park, Fort Saskatchewan, AB

Opportunity to purchase a profitable, well-established car wash in Fort Saskatchewan. Turn-key owner/operator opportunity, sale includes all fixtures and equipment. Site benefits from proximity to busy industrial/commercial district. Regular, professional maintenance to equipment. 10 wand wash stations and 4 truck wash bays. Upgraded, modern coin & TAP card payment. Additional revenue generated from RV storage on excess land.

Built in 2004

### Essential Information

|            |                        |
|------------|------------------------|
| MLS® #     | E4403140               |
| Price      | \$5,250,000            |
| Bathrooms  | 0.00                   |
| Acres      | 0.00                   |
| Year Built | 2004                   |
| Type       | Business with Property |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 8816 111 Street       |
| Area        | Fort Saskatchewan     |
| Subdivision | Light Industrial Park |
| City        | Fort Saskatchewan     |
| County      | ALBERTA               |



|             |         |
|-------------|---------|
| Province    | AB      |
| Postal Code | T8L 3T4 |

**Exterior**

|              |             |
|--------------|-------------|
| Exterior     | Steel Frame |
| Construction | Steel Frame |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2024 |
| Days on Market | 361               |
| Zoning         | Zone 62           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 18th, 2025 at 7:17pm MDT