

ESTABLISHED OKOTOKS CAR WASH FOR **SALE**

149 Elizabeth Street

Okotoks, Alberta



collierscanada.com/27476

 **VIEW ONLINE**

BRAD PILLING
Vice President
403 571 8767
brad.pilling@colliers.com

ZACK DARRAGH
Associate
403 298 0417
zack.darragh@colliers.com

BRENT FODEN
Associate
403 298 0401
brent.foden@colliers.com



EXECUTIVE SUMMARY

SUDS CAR AND TRUCK WASH (THE “VENDOR”) HAVE RETAINED COLLIERS INTERNATIONAL ON AN EXCLUSIVE BASIS TO OFFER A FULLY OPERATIONAL AND INCOME PRODUCING CAR WASH FOR SALE AT 149 ELIZABETH STREET IN OKOTOKS, ALBERTA.

149 ELIZABETH STREET REPRESENTS A UNIQUE OPPORTUNITY TO ACQUIRE A WELL MAINTAINED AND ESTABLISHED CAR WASH, TRUCK AND DOG WASH WITH DEDICATED STAFFING AND INCOME IN PLACE.

District:	Okotoks	Legal Address:	Plan 1420L; Block F; Lots 25 to 37
Site Size:	1.19 Acres (more or less)	Zoning:	DC (Amending Bylaw 13-90)
Building Sizes:	Car Wash Building 10,750 SF Truck Wash Building 2,895 SF Total 13,645 SF	Year Built:	Car Wash Building 1985 Truck Wash Building 1992 Upgrades to Both 2009
Site Coverage:	26%	Construction Type:	Concrete Block
Taxes:	\$42,986.72 (2018)	Asking Price:	\$5,300,000.00



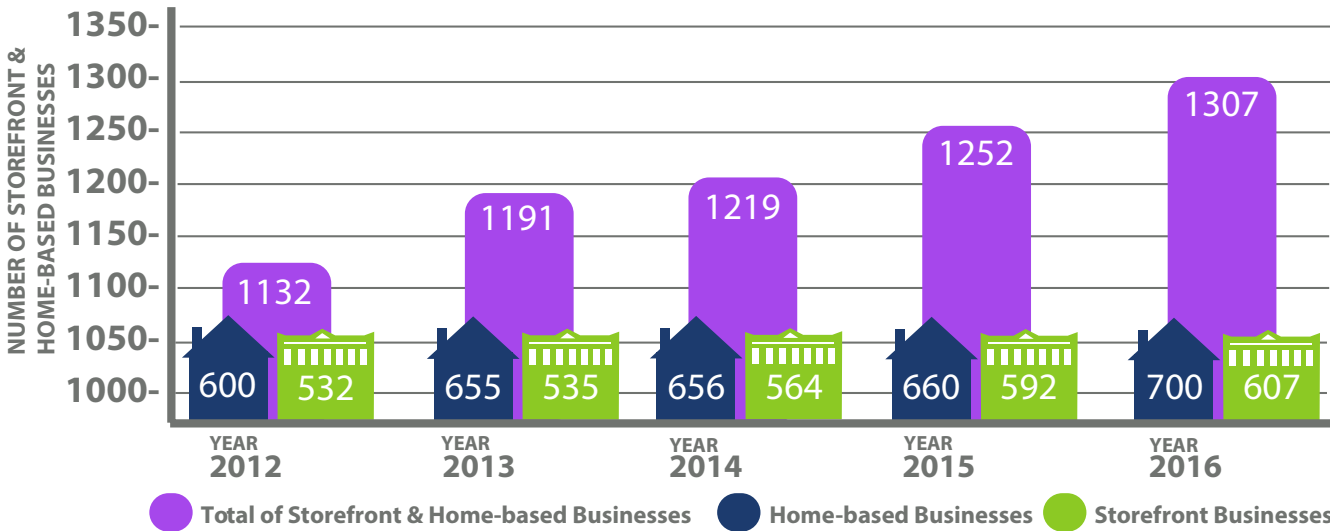
KEY HIGHLIGHTS

- High daily vehicle count along Elizabeth Street
- Largest car wash within the Town of Okotoks, and only location with a dedicated truck wash
- Well established car, truck and dog wash, which includes 11 stall car wash, two truck bays, an automatic drive-through, dog wash and retail area
- Centrally located, servicing both Okotoks and surrounding communities
- Efficient operation that can include a team of dedicated staff members that handle all the day to day activities, including operations and maintenance
- Site contains approximately 9,800 square fee of excess land and has potential for additional development
- Additional information can be provided upon completion of a Confidentiality Agreement

OKOTOKS BUSINESS ACTIVITY

Okotoks is home to hundreds of small and medium size enterprises and home to headquarters for larger companies such as Mullen Group. Our main employment bases include education, construction/trade, information technology, transportation & logistics, food & beverage, commercial business, manufacturing, professional & technical services, retail, home-based businesses, agriculture, tourism, and municipal government.

Despite the economic downturn in Alberta, Okotoks has experienced an increase in business activities. The number of storefronts and home-based businesses have increased year over year, since 2012.

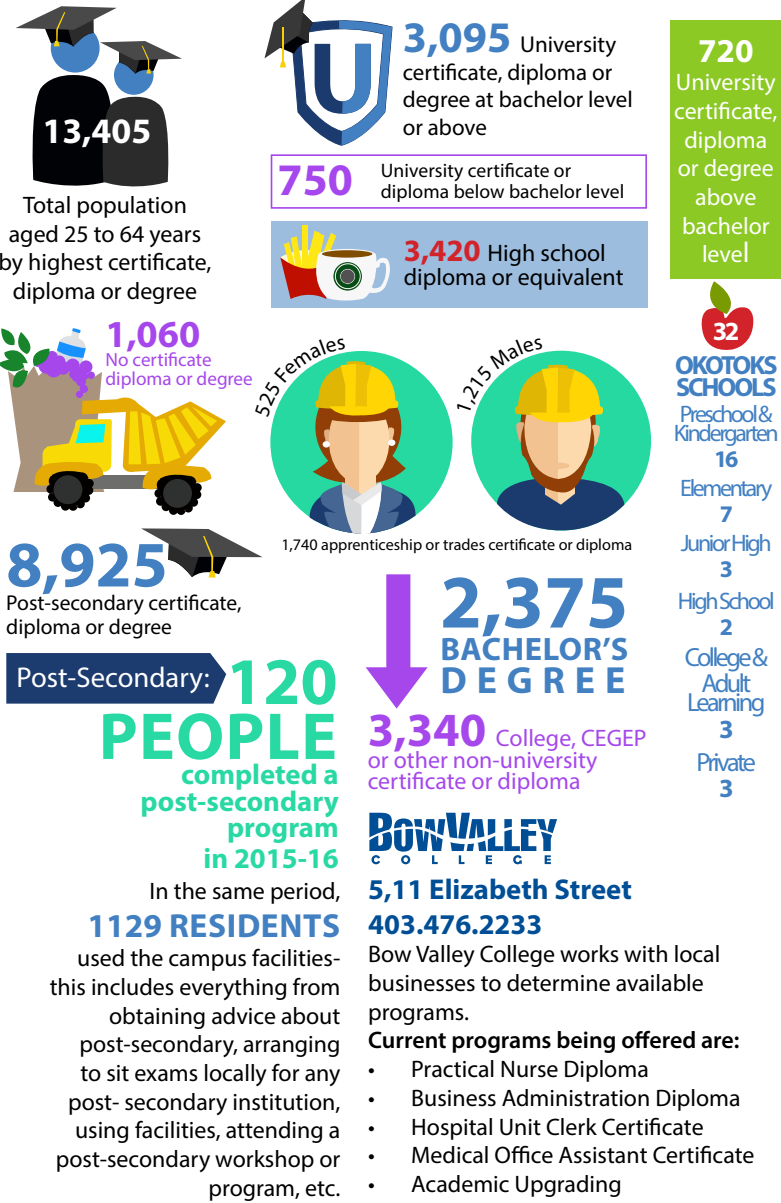


Approximately 349 new jobs have been created, with more expected in 2017. 2017 started with the opening of a Save-on-Foods grocery store that added 180 jobs to the community. The general interest in Okotoks has been tremendous as the Economic Development team responded to over 50

inquiries wanting to locate or expand into Okotoks. While some opened new businesses in 2016, many are planning to establish themselves in the near future and continue to work with the Town to follow through with their plans. We are OPEN for business and you are welcome to contact us to receive

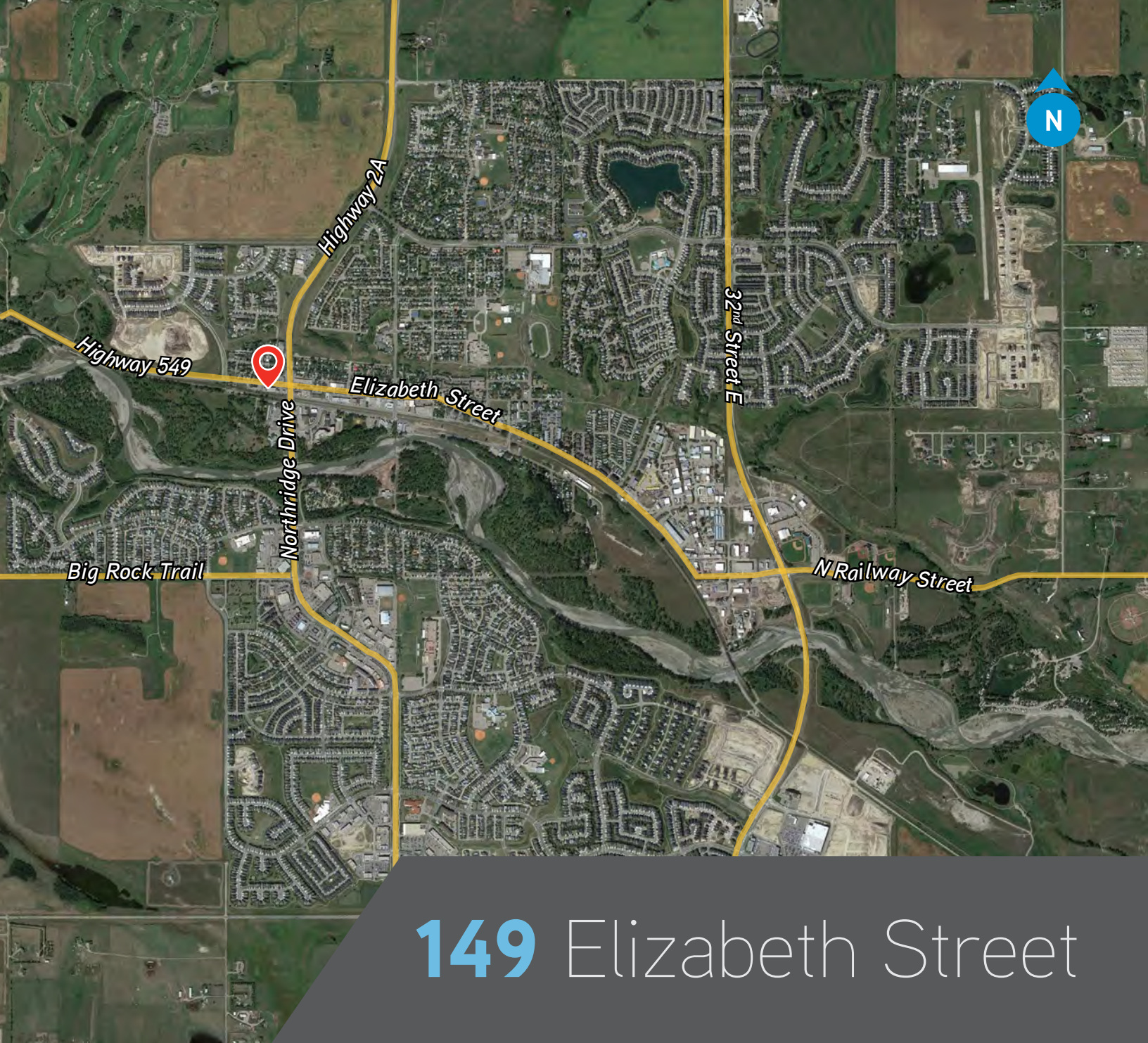
information and explore the opportunity for your business idea. Value-added services to these target markets have not been identified or captured here, but are important to a thriving business community.

Education, Training & Skilled Workforce



Our Business Advantage = Your Business Advantage

- Favourable tax environment; vibrant economy and reasonable cost of doing business;
- Competitive option for head office relocations, branch offices and new facilities;
- Non-residential tax rates are among the lowest in the Calgary region;
- No business tax for the majority of businesses;
- Highest educated and skilled population in the region;
- Significant regional trade area of 250,000 people including communities south and southeast of Calgary, as far as BC;
- Okotoks is a significant resource in the province for business attraction despite the economic downturn - \$17M in industrial/ commercial construction values in the first quarter of 2016; more than all of 2015;
- Affordable cost of living for high quality of life.



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