

## \$737,000 - 6201 49 Avenue, Bonnyville Town

MLS® #E4398371

**\$737,000**

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

Bonnyville, Bonnyville Town, AB

Looking for a lucrative investment opportunity in the heart of Bonnyville? Hereâ€™s your chance to own The Top Boyz Car Wash, featuring state-of-the-art facilities designed to cater to both vehicle and pet owners. Strategically positioned on Highway 28, ensuring high visibility and accessibility. Includes 2 Automatic Touchless Car Wash Bays, 1 Truck and Car Wand Wash Bay, and a dedicated Dog Wash area. Spacious 4,800 square feet building on a 0.9 acre lot, equipped with in-floor and radiant heating systems. Modern construction in 2012 with potential for expansion and improvement. Requires some repairs and revitalization to maximize its full potential. Capitalize on the growing demand for convenient car and pet wash services in Bonnyville. Establish a strong local presence and become the go-to destination for vehicle and pet owners. This property offers a solid foundation with ample room for growth and improvement. With the right vision and investment, TheCarWash can regain its status as a thriving business.

Built in 2012

### Essential Information

MLS® #	E4398371
Price	\$737,000



Bathrooms	0.00
Acres	0.00
Year Built	2012
Type	Business with Property
Status	Active

### Community Information

Address	6201 49 Avenue
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 2M2

### Exterior

Exterior	Concrete, See Remarks
Construction	Concrete, See Remarks

### Additional Information

Date Listed	July 17th, 2024
Days on Market	276
Zoning	Zone 60

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Listing information last updated on April 19th, 2025 at 4:17pm MDT