

## \$170,000 - 5006 53 Avenue, Andrew

MLS® #E4430093

**\$170,000**

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

Andrew, Andrew, AB

Amazing business opportunity! This 1 acre fully fenced property sits ON THE HIGHWAY! Best exposure for your business! With a single bay (24x36) carwash PLUS a 30x30 heated shop , the possibilities are endless! The compound is fully fenced with an acre of open land for storage or space to work! This is a busy highway, especially during the summer months! The carwash is the only one in the area, the next closest would be Vegreville or Lamont! The carwash building was professionally built in 2019. The heated shop enjoys an overhead door, concrete floor, bathroom, office area and lots of storage. The property is zoned commercial, ready for your next adventure! Be your own boss with this value priced business opportunity! CITY WATER

Built in 1957

### Essential Information

MLS® #	E4430093
Price	\$170,000
Bathrooms	0.00
Acres	0.00
Year Built	1957
Type	Business with Property
Status	Active



**Community Information**

Address	5006 53 Avenue
Area	Andrew
Subdivision	Andrew
City	Andrew
County	ALBERTA
Province	AB
Postal Code	T0B 0C0

**Exterior**

Exterior	Mixed
Construction	Mixed

**Additional Information**

Date Listed	April 9th, 2025
Days on Market	115
Zoning	Zone 60

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Listing information last updated on August 2nd, 2025 at 12:47pm MDT