

# \$1,600,000 - 209 8 Avenue Nw, Milk River

MLS® #A2197040

**\$1,600,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.43 Acres

NONE, Milk River, Alberta

Commercial property and truck wash business for sale! Sits on 2.43 acres which is included in the sale. Incredible business opportunity in a prime location! This property is immediately adjacent to Highway 4 and just 10mins from the Coutts/Sweetgrass Port of Entry crossing-the key gateway between Canada and the U.S.A. With direct access to I-15 in the U.S. This route is heavily traveled by large commercial transportation vehicles making it a high-demand stop for truckers. Milk River is a thriving small town with a strong sense of community and strategic positioning for business catering to cross-border traffic. Many truckers stop overnight, making this an ideal location for a truck service-based business. Property features: TURNKEY TRUCK WASH BUSINESS- 4X120ft BAYS (PERFECT FOR LARGE TRUCKS & TRAILERS). 2X40ft BAYS (IDEAL FOR SMALLER VEHICLES) WAND WASH CAPABILITY IN ALL BAYS. POTENTIAL for 2 of the larger 120ft bays could be transformed in to heavy duty mechanical shop. ( tire shop, wood working shop or storage). All bays are heated, easy access with automatic doors front and back. Additional amenities: office space, full washroom with shower, large pump room with ample storage, rear overhead door for added convenience and spacious surrounding land for easy truck turn around and outdoor storage. ENDLESS BUSINESS POTENTIAL! CREDIT CARD AND COIN OPERATED. ORIGINAL 4 BAYS WERE BUILT IN 1998. 2



ADDITIONAL 120FT BAYS WERE BUILT IN 2015. THE PROPERTY SITS ON 2.43 ACRES WHICH IS INCLUDED IN THE SALE. 24HR SURVEILLANCE EQUIPMENT WITH CAMERAS, MONITORS AND INTERNET SURVEILLANCE. 3 SEPARATE COIN OPERATED VACUUMS. THIS BUSINESS AND LAND IS FOR SALE ONLY.

Built in 1998

### Essential Information

MLS® #	A2197040
Price	\$1,600,000
Bathrooms	0.00
Acres	2.43
Year Built	1998
Type	Commercial
Sub-Type	Business
Status	Active

### Community Information

Address	209 8 Avenue Nw
Subdivision	NONE
City	Milk River
County	Warner No. 5, County of
Province	Alberta
Postal Code	T0K1M0

### Interior

Heating	Boiler, Natural Gas
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### Exterior

Roof	Metal
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### Additional Information

Date Listed	February 24th, 2025
Days on Market	89
Zoning	I-1

### Listing Details

Listing Office

RE/MAX REAL ESTATE - LETHBRIDGE

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