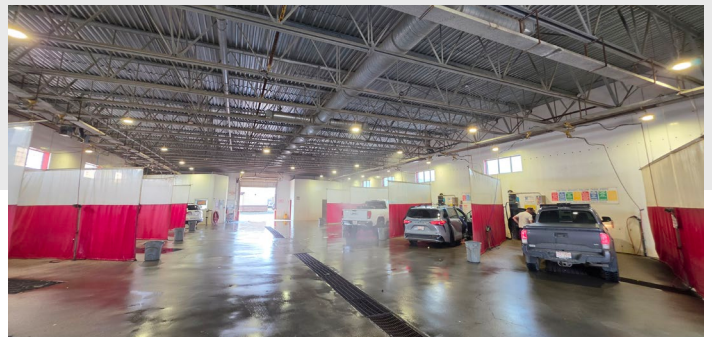
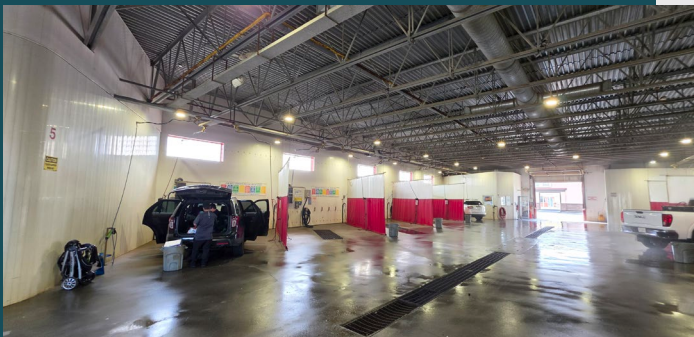


REAL ESTATE AND CAR WASH OPERATION FOR SALE

SUPERIOR WASH ROYAL OAKS

11729 105 Street | Grande Prairie | AB



GABRIEL LORIEAU
Partner
780.222.4229
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OMADA COMMERCIAL
1400 Connect Tower
10020 101A Ave, Edmonton, AB T5J 3G2

- Freestanding 9,000 SF self-serve car wash situated on a 0.62 acre site in Grande Prairie's Royal Oaks area
- Established 10-bay car wash operation with an on-site convenience store
- The offering includes the real estate, car wash business and all equipment on site
- Arterial Commercial (CA) land use with convenient positioning and access to Highway 43

THE OPPORTUNITY

10-BAY SELF-SERVE CAR WASH INVESTMENT INCLUDING THE REAL ESTATE, OPERATING BUSINESS AND ON-SITE EQUIPMENT

Omada Commercial is pleased to present the opportunity to acquire Superior Wash Royal Oaks, an established self-serve car wash operation located at 11729 – 105 Street in Grande Prairie, Alberta.

The offering includes the real estate, operating business, and associated on-site equipment, providing an opportunity to acquire both the underlying property and an established operating business. Superior Wash Royal Oaks comprises approximately 9,000 square feet on a 0.62-acre site

and features 10 self-serve car wash bays together with an on-site convenience store.

Strategically located in Grande Prairie's Royal Oaks commercial area with convenient access to Highway 43, the property benefits from its position within one of the city's established commercial and residential growth areas. The site is designated CA – Arterial Commercial and was constructed in 2005.

Superior Wash Royal Oaks represents an attractive opportunity for an owner-operator or investor seeking an established automotive service business backed by strategically located commercial real estate in Grande Prairie.

Offers will be considered as received. For additional information regarding the property, business operations, or offering process, please contact Omada Commercial.



SALE PRICE
\$3,650,000

PROPERTY FEATURES

Building Area	9,000 SF	Prop. Taxes	\$43,789.98 (2025)
Site Area	0.62 acres	Year Built	2005
Available	Upon completion of sale	Signage	Existing building-mounted car wash signage
Municipal	11729 - 105 Street, Grande Prairie, AB	Sale Price	\$3,650,000
Legal	Plan 0624891; Unit 2	NOI	Available upon signed Confidentiality Agreement
Access	105 Street, 117 Ave, near Highway 43		
Zoning	CA - Arterial Commercial		

SITE PLAN



SUPERIOR WASH ROYAL OAKS



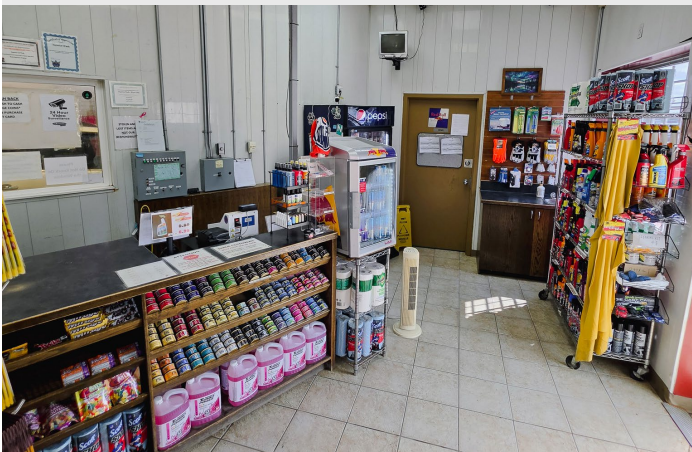
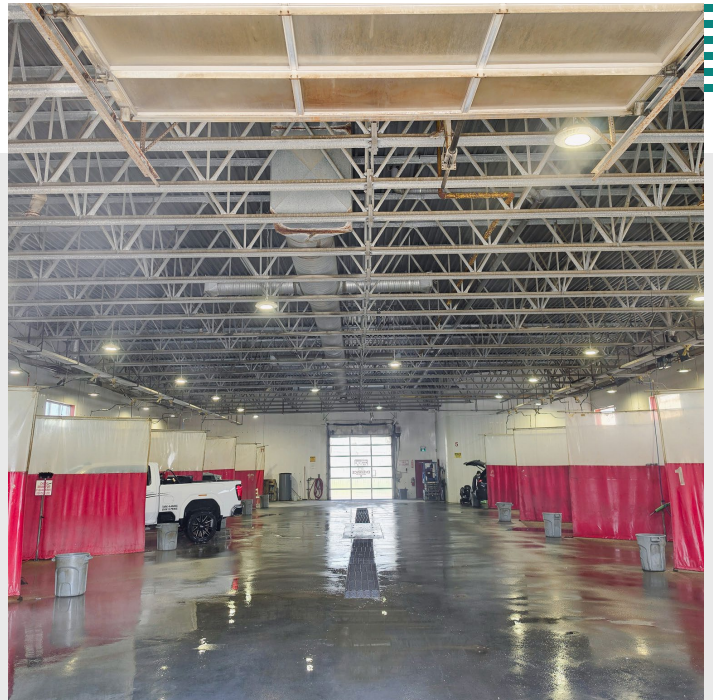
10 SELF-SERVE
CAR WASH BAYS



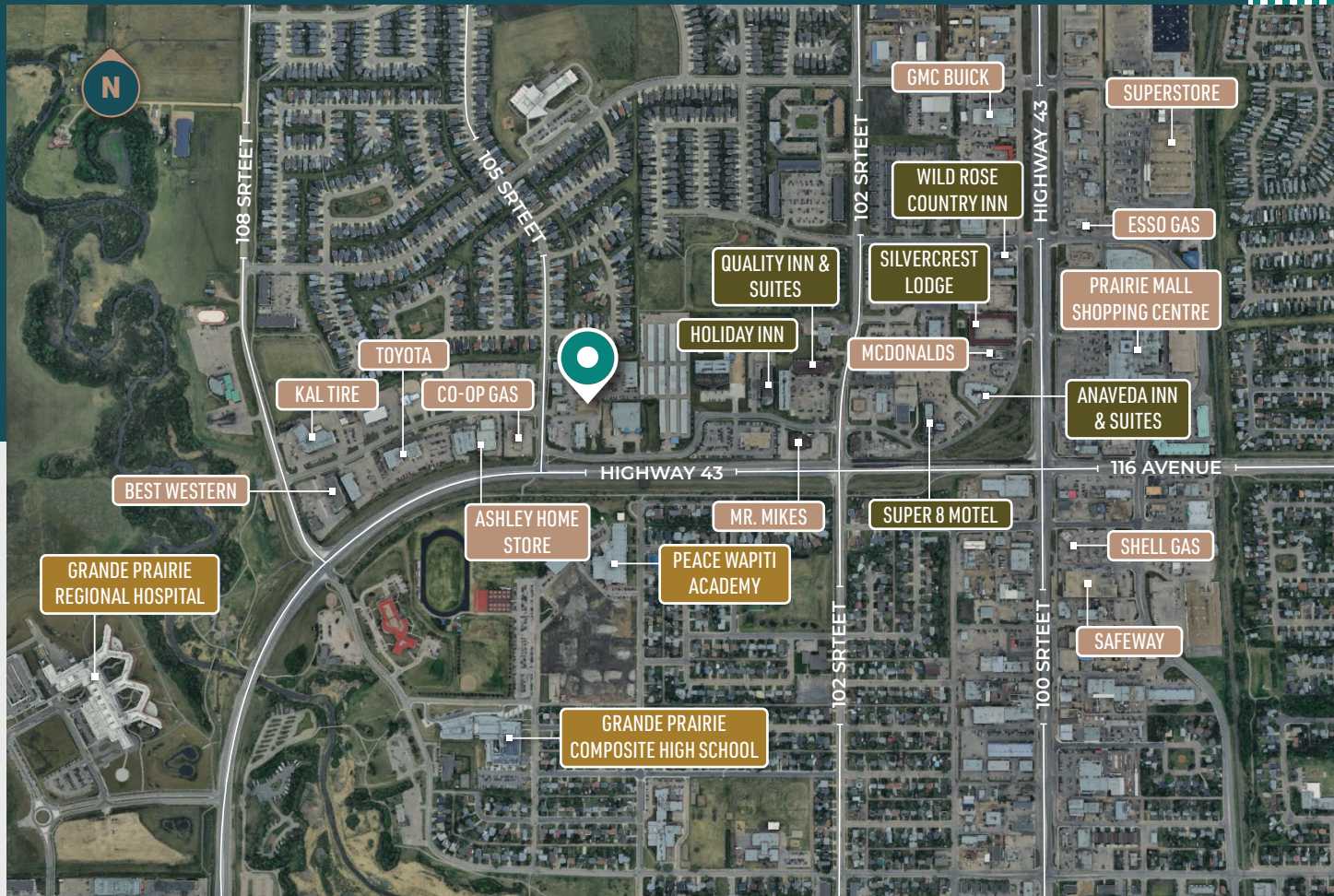
9,000 SF
FREESTANDING BUILDING



0.62 ACRE
ARTERIAL COMMERCIAL SITE



LOCATION OVERVIEW



GABRIEL LORIEAU

Partner

780.222.4229

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AREA DEMOGRAPHICS

5 KM RADIUS

54,663

DAYTIME POPULATION

58,232 residents
4.0% growth (2018-2025)
7.9% projected growth (2025-2030)

33.0%

20-39 YEARS

26.0% – 0-19 years
25.4% – 40-59 years
15.5% – 60+ years

\$139,040

AVERAGE HOUSEHOLD INCOME

23,412 – total households
18.8% earn \$60-\$100,000
57.8% earn \$100,000+

This disclaimer shall apply to Omada Commercial; to include all employees and independent contractors ("Omada"). The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, Omada does not represent, warrant or guarantee the accuracy, correctness and completeness of the information. August 11, 2026

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Omada
COMMERCIAL