

POWELL WYOMING CAR WASH



\$825,000



Canyon Real Estate, LLC
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INFORMATION ON THIS PROPERTY WAS OBTAINED FROM SOURCES OTHER THAN THAT OF CANYON REAL ESTATE, LLC, AND IS DEEMED TO BE RELIABLE, BUT IS NOT GUARANTEED BY EITHER THE SELLER OR THE SELLER'S AGENT. THIS OFFERING IS SUBJECT TO CORRECTION, WITHDRAWAL, PRIOR SALE, OR PRICE CHANGE WITHOUT PRIOR NOTICE.



Position your business for success with this exceptional commercial investment opportunity in Powell, Wyoming. Located on two commercial lots totaling approximately 14,000 square feet, this high-visibility property enjoys an excellent location just off Highway 14A and directly across from a busy grocery store, providing outstanding exposure and customer traffic.

The newly constructed 4,094-square-foot commercial building was originally designed as a modern car wash and is equipped with three-phase power, making it well suited for a variety of commercial uses. One wash bay is fully operational, while the spacious center bay—measuring approximately 21'4" x 50' - offers incredible flexibility for conversion into an oil change center, tire shop, automotive service business, detailing center, or other commercial enterprise.

Above the center bay, a second-floor storage area provides additional functional space and is plumbed for a bathroom. Inquire with your accountant as to favorable tax advantages for this business.

Included with the sale are three Water Wizard 2.0 and one Water Wizard 1.0 automatic car wash systems, allowing the next owner to continue operations or customize the property for new business opportunities. High traffic counts, flexible commercial space, and a strategic location make this an excellent opportunity for investors and owner-users alike.

Property Highlights

- Prime location just off Highway 14A in Powell, Wyoming
- Across from a high-traffic grocery store with excellent visibility
- Approximately 14,000 square feet of commercial land
- Newly constructed 3,023-square-foot commercial building
- Three-phase electrical service
- Operational automatic car wash
- Large center bay with multiple commercial use possibilities
- Second-floor storage plumbed for a bathroom
- Ideal for investors, owner-users, or entrepreneurs

Whether you're looking to expand an existing business, establish a new automotive service operation, or invest in commercial real estate with future growth potential, this property offers flexibility rarely found in today's market. The location, infrastructure, and adaptable floor plan make it suitable for numerous commercial ventures.

Powell continues to serve as an important agricultural, educational, and business hub in Northwest Wyoming. Located just a short drive from Cody and Yellowstone National Park, the community offers a stable economy and serves residents, tourists, and regional businesses throughout the Big Horn Basin.

If you're seeking commercial property in Powell, Wyoming with exceptional visibility, flexible business opportunities, and long-term investment potential, this property deserves your attention.





Fully Operational Wash Bay





Center Bay



Second Level



Plumbed For A Bathroom



Second Level





Second Level



Entrance to Car Wash Bay





Powell Car Wash



Aerial Views





Room Information

1

List Price \$825,000
List Date 7/31/2026
Original Price \$825,000
Days On Market 5
Cumulative DOM 5

Restrooms 0
Stories 2

Current Business Name
Year Business Started
Apx Total Building SqFt 4,094

Apx Lot SqFt 14,000.00
County Park
Area Powell - City of
Apx Miles from Town
Lease Info
Current Lease \$
Lease Expire Date
Lease to Purchase No

Inclusions Three water wizard 2.0 automatic car washer, one water wizard 1.0 car washer, steel to finish exterior of building
Exclusions None
Inventory List No
Inventory Value \$
Equipment/Fixtures Value \$
Inventory Included No
Irrigation No
Irrigation Company
Irrigation Fees \$

County Tax ID R0037984
Tax Year 2026
Tax Annual Amount \$434.72
Taxed w/Other Land No
Personal Property Tax \$
Personal Property Tax Year
Property Rights Fee Simple
Detailed Zoning Park Co - Commercial (C)
Parcelable

Features

Appliances None
Basement None
Business Type Car Wash
Commercial Features 3-Phase Electric, Specialty Equipment

Cooling None
Exterior Features Storage

Exterior Siding Block, Steel Siding
Garage/Type None
Primary Heat Electric

Int Features None

Lot Features Level

Miscellaneous None
Parking Avail Alley Access, Private
Roof Metal
Primary Water Source Public (City or Rural)
Primary Water Supplier City of Powell
Sewer City
Possible Uses Other - See Remarks
Views None

Comments Position your business for success with this exceptional commercial investment opportunity in Powell, Wyoming. Located on two commercial lots totaling approximately 14,000 square feet, this high-visibility property enjoys an excellent location just off Highway 14A and directly across from a busy grocery store, providing outstanding exposure and customer traffic. The newly constructed approximately 4,094 square-foot commercial building was originally designed as a modern car wash and is equipped with three-phase power, making it well suited for a variety of commercial uses. One wash bay is fully operational, while the spacious center bay—measuring approximately 21'4" x 50' - offers incredible flexibility for conversion into an oil change center, tire shop, automotive service business, detailing center, or other commercial enterprise. Above the center bay, a second-floor storage area provides additional functional space and is plumbed for a bathroom. Inquire with your accountant as to favorable tax advantages for this business. Included with the sale are three Water Wizard 2.0 and one 1.0 automatic car wash systems, allowing the next owner to continue operations or customize the property for new business opportunities. High traffic counts, flexible commercial space, and a strategic location make this an excellent opportunity for investors and owner-users alike.

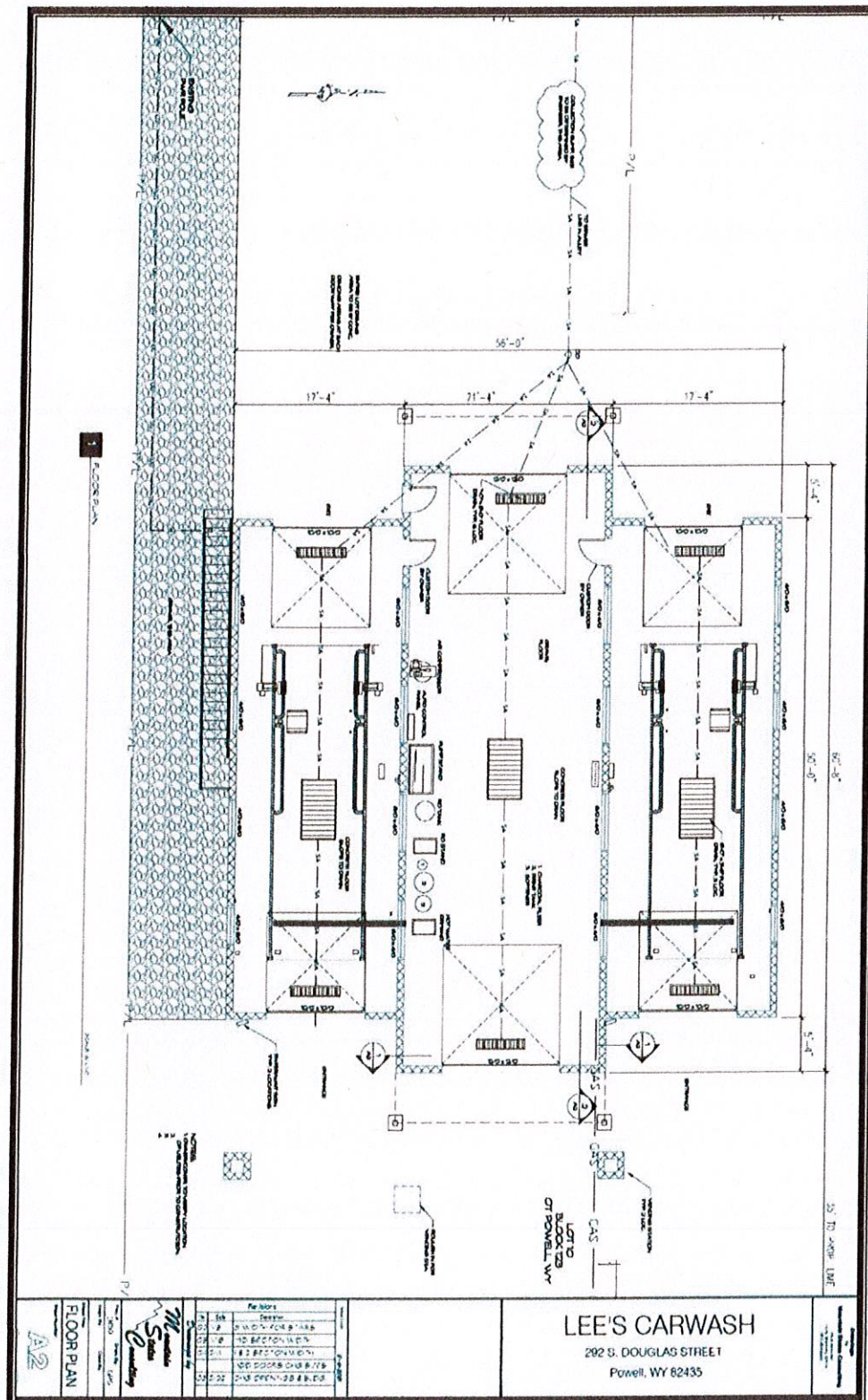
Property listed by:

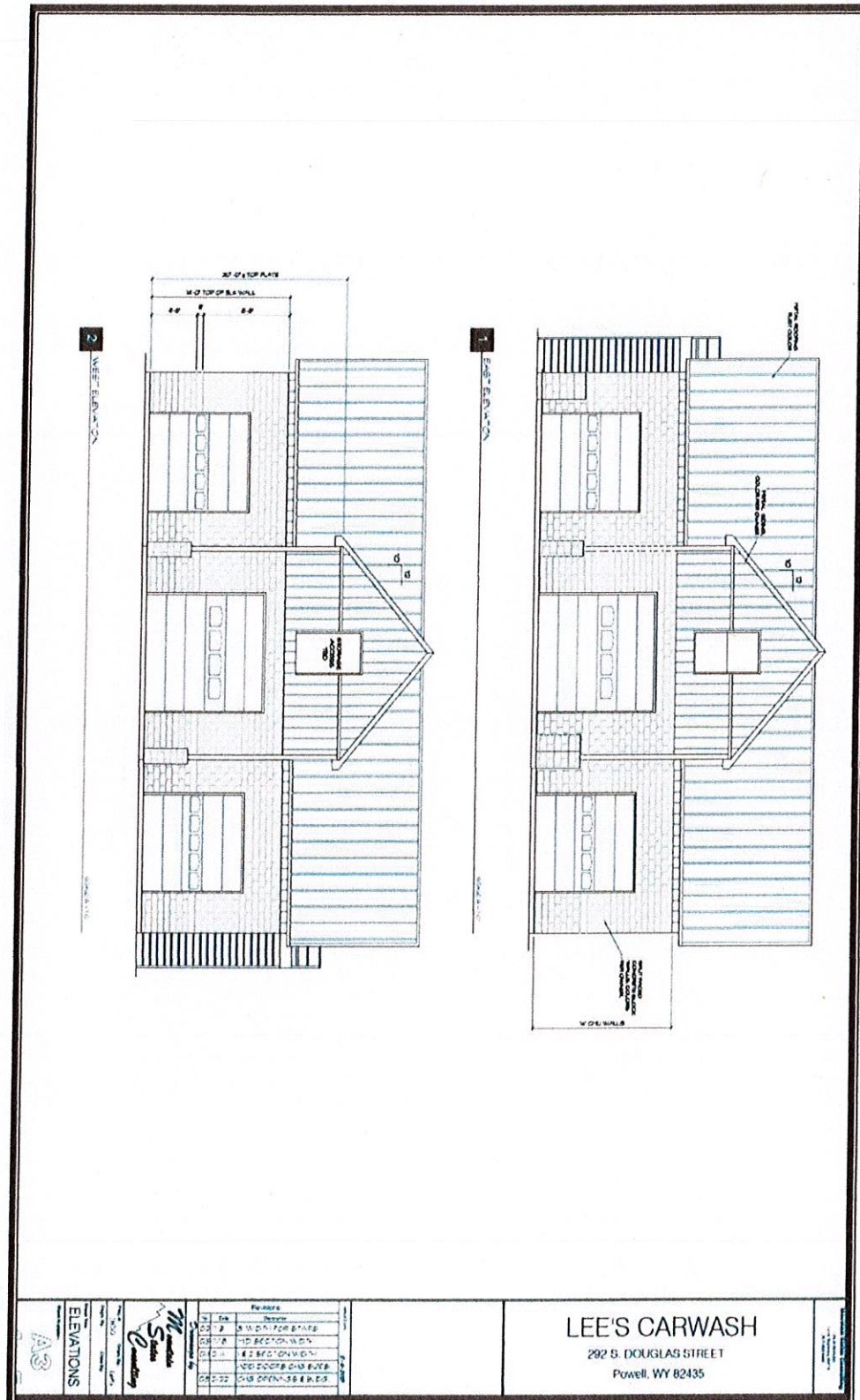
Canyon Real Estate, LLC - 307-527-7092
 Rita A Lovell - 307-899-7092

Contact me for more information:

Canyon Real Estate, LLC - 307-527-7092
 Rita A Lovell - 307-899-7092
 rita@canyonrealestate.net

These properties were selected from the MLS Database by the agent listed herein, who may not be the listing agent. Information herein is deemed reliable but not guaranteed. A broker's compensation and fees for services are not set by law and are fully negotiable. The compensation paid by a listing broker to a cooperating broker in respect to any listing is established by the listing broker and is not fixed, controlled, recommended, or maintained by any persons other than the listing broker.





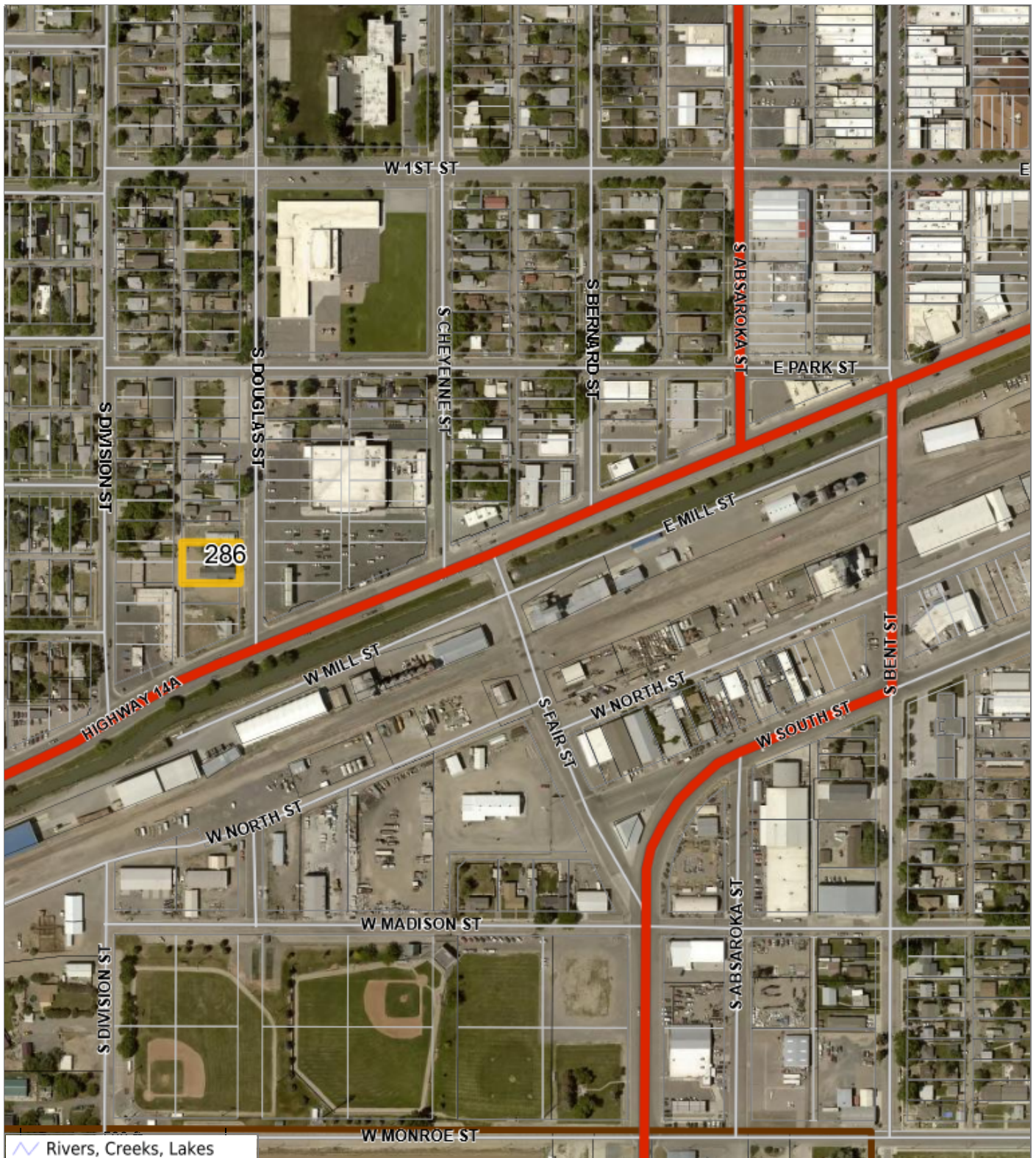


-  Rivers, Creeks, Lakes
-  Highways
-  County Roads
-  Incorporated Towns
-  Yellowstone National Park
-  US Forest Service
-  BLM
-  Bureau of Reclamation
-  State of Wyoming

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NORTH

Park County
Wyoming MapServer



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NORTH

Park County
Wyoming MapServer



IMPORTANT NOTICE
Canyon Real Estate, LLC

(Name of Brokerage Company)
REAL ESTATE BROKERAGE DISCLOSURE

Any reference to “Broker” throughout this Disclosure and any associated real estate form shall mean “Responsible Broker, Associate Broker or Salesperson” as defined in Wyoming Statute 33-28-102.

When you select a Real Estate Brokerage Firm, Responsible Broker, Associate Broker, or Salesperson (all referred to as “Broker”) to assist you in a real estate transaction, the Broker may do so in one of several capacities. In accordance with Wyoming’s Brokerage Relationships Act, this notice discloses the types of working relationships that are available to you.

Seller’s Agent. (Requires written agreement with Seller)

If a Seller signs a written listing agreement with a Broker and engages the Broker as a Seller’s Agent, the Broker represents the Seller. On properties listed with other Brokerage Firms, the Broker may work as an agent for the Seller if the Seller agrees to have the Broker work as a subagent. As an agent or subagent for the Seller, the Broker represents the Seller and owes the Seller a duty of utmost good faith, loyalty, and fidelity in addition to the **obligations** enumerated below for Intermediaries. Wyo. Stat. §33-28-303(a). The Seller may be vicariously liable for the acts of the Seller’s Agent or Seller’s Subagent that are approved, directed or ratified by the Seller.

Customer.

A Customer is a party to a real estate transaction who has established no Intermediary or agency relationship with any Broker in that transaction. A Broker may work either as an agent for the Seller treating Buyer as a Customer or as an agent for Buyer treating Seller as a Customer. When a Buyer or Seller is represented by another Broker, a Broker may work with the other Buyer or Seller as a Customer, having no agency or Intermediary relationship with either party. A Broker working with a Customer shall owe no duty of confidentiality to a Customer. Any information shared with the Broker may be shared with the other party to the transaction at Customer’s risk. The Customer should not tell the broker any information which the Customer does not want shared with the other party. The Broker must treat the Customer honestly and with fairness disclosing all material matters actually known by the Broker. The Broker owes the Customer the obligations enumerated below for Intermediaries which are marked with an asterisk. W.S. 33-28-310(a).

Buyer’s Agent. (Requires written agreement with Buyer)

If a Buyer signs a written Buyer’s Agent Agreement with a Broker, the Broker will act as an agent for the Buyer. If so, the Broker represents the Buyer and owes the Buyer a duty of utmost good faith, loyalty, and fidelity in addition to the **obligations** enumerated below for Intermediaries. The Buyer may be vicariously liable for the acts of the Buyer’s Agent that are approved, directed and ratified by the Buyer. As a Buyer’s Agent, Wyoming law requires the Broker to disclose to potential Sellers all adverse material facts, which may include material facts regarding the Buyer’s financial ability to perform the terms of the transaction. Wyo. Stat. §33-28-304(c). As a Buyer’s Agent, Broker has duties to disclose to the Buyer certain information; therefore, the Seller should not tell Broker any information which the Seller does not want shared with the Buyer.

Intermediary. (Requires written agreement with Seller and/or Buyer)

The Intermediary relationship is a non-agency relationship which may be established between a Broker and a Seller and/or a Broker and a Buyer. A Seller may choose to engage a Broker as an Intermediary when listing a property. A Buyer may also choose to engage a Broker as an Intermediary. An Intermediary shall not act as an agent or advocate for any party and shall be limited to providing those services set forth below. Wyo. Stat. §33-28-305.

As an Intermediary (Non-Agent), Broker will not represent you or act as your agent. The parties to a transaction are not legally responsible for the actions of an Intermediary and an Intermediary does not owe the parties the duties of an agent, including the fiduciary duties of loyalty and fidelity. Broker will have the following **obligations** to you:

- perform the terms of any written agreement made by the Intermediary with any party or parties to the transaction;
- exercise reasonable skill and care; *

- advise the parties to obtain expert advice as to material matters about which the Intermediary knows but the specifics of which are beyond the expertise of the Intermediary; *
- present all offers and counteroffers in a timely manner; *
- account promptly for all money and property Broker received; *
- keep you fully informed regarding the transaction;*
- obtain the written consent of the parties before assisting the Buyer and Seller in the same real estate transaction as an Intermediary to both parties to the transaction;
- assist in complying with the terms and conditions of any contract and with the closing of the transaction; *
- disclose to the parties any interests the Intermediary may have which are averse to the interest of either party;
- disclose to prospective Buyers, known adverse material facts about the property; *
- disclose to prospective Sellers, any known adverse material facts, including adverse material facts pertaining to the Buyer's financial ability to perform the terms of the transaction; *
- disclose to the parties that an Intermediary owes no fiduciary duty either to Buyer or Seller, is not allowed to negotiate on behalf of the Buyer or Seller and may be prohibited from disclosing information about the other party, which if known, could materially affect negotiations in the real estate transaction.
- disclose Buyer's intent to occupy property as primary residency.

As Intermediary, Broker will disclose all information to each party, but will not disclose the following information without your informed consent:

- that you may be willing to agree to a price different than the one offered;
- the motivating factors for buying or selling the property;
- that you will agree to financing terms other than those offered; or
- any material information about you, unless disclosure is required by law or if lack of disclosure would constitute dishonest dealing or fraud.

Change From Agent to Intermediary In-House Transaction

If a Buyer who has signed a Buyer Agency Agreement with Broker wants to look at or submit an offer on property Broker has listed as an agent for the Seller, the Seller and the Buyer may consent in writing to allow Broker to change to an Intermediary (non-agency) relationship with both the Buyer and the Seller. Wyo. Stat. §33-28-307.

An established relationship cannot be modified without the written consent of the Buyer or the Seller. The Buyer or Seller may, but are not required to, negotiate different commission fees as a condition to consenting to a change in relationship.

Designated Agent. (requires written designation by the brokerage firm and acknowledgement by the Buyer or Seller)

A designated agent means a Licensee who is designated by a responsible broker to serve as an agent or Intermediary for a Seller or Buyer in a real estate transaction. Wyo. Stat. §33-283-301(a)(x).

In order to facilitate a real estate transaction a Brokerage Firm may designate a Licensee as your agent or Intermediary. The Designated Agent will have the same duties to the Buyer and Seller as a Buyer's or Seller's Agent or Intermediary. The Broker or an appointed "transaction manager" will supervise the transaction and will not disclose to either party confidential information about the Buyer or Seller. The designation of agency may occur at the time the Buyer or Seller enters into an agency agreement with the Brokerage Firm or the designation of agency may occur later if an "in house" real estate transaction occurs. At the time, the Broker or "transaction manager" will immediately disclose to the Buyer and Seller that designated agency will occur.

Duties Owed by An Agent But Not Owed By An Intermediary.

WHEN ACTING AS THE AGENT FOR ONE PARTY (EITHER BUYER OR SELLER), BROKER HAS FIDUCIARY DUTIES OF UTMOST GOOD FAITH, LOYALTY, AND FIDUCIARY TO THAT ONE PARTY. A BROKER ENGAGED AS AN INTERMEDIARY DOES NOT REPRESENT THE BUYER OR THE SELLER AND

WILL NOT OWE EITHER PARTY THOSE FIDUCIARY DUTIES. HOWEVER, THE INTERMEDIARY MUST EXERCISE REASONABLE SKILL AND CARE AND MUST COMPLY WITH WYOMING LAW. AN INTERMEDIARY IS NOT AN AGENT OR ADVOCATE FOR EITHER PARTY. SELLER AND BUYER SHALL NOT BE LIABLE FOR ACTS OF AN INTERMEDIARY. SO LONG AS THE INTERMEDIARY COMPLIES WITH THE REQUIREMENTS OF WYOMING'S BROKERAGE RELATIONSHIPS ACT. WYO. STAT. § 33-28-306(a)(iii).

THIS WRITTEN DISCLOSURE AND ACKNOWLEDGEMENT, BY ITSELF, SHALL NOT CONSTITUTE A CONTRACT OR AGREEMENT WITH THE BROKER OR HIS/HER FIRM. UNTIL THE BUYER OR SELLER EXECUTES THIS DISCLOSURE AND ACKNOWLEDGEMENT, NO REPRESENTATION AGREEMENT SHALL BE EXECUTED OR VALID. WYO. STAT. §33-28-306(b).

NO MATTER WHICH RELATIONSHIP IS ESTABLISHED, A REAL ESTATE BROKER IS NOT ALLOWED TO GIVE LEGAL ADVICE. IF YOU HAVE QUESTIONS ABOUT THIS NOTICE OR ANY DOCUMENT IN A REAL ESTATE TRANSACTION, CONSULT LEGAL COUNSEL AND OTHER COUNSEL BEFORE SIGNING.

NONDISCRIMINATION. The parties agree not to discriminate unlawfully against any prospective Buyer because of the race, color, sex, sexual orientation, gender identity, national origin, familial status, physical or mental disability, or religion of such person.

The amount or rate of a real estate commission for any brokerage relationship is not fixed by law. It is set by each Broker individually and may be negotiable between the Buyer or Seller and the Broker.

On _____ (date), I provided Buyer with a copy of this Real Estate Brokerage Disclosure and have kept a copy for my records.

Brokerage Firm Canyon Real Estate, LLC

By Licensee for Brokerage Firm _____
Rita Lovell

I/We have been given a copy and have read this Real Estate Brokerage Disclosure on (date) _____
(time) _____ and hereby acknowledge receipt and understanding of this Disclosure.

Buyer's Signature _____

Buyer's Signature _____

Buyer's Signature _____

Buyer's Signature _____

This Real Estate Brokerage Disclosure was presented to Buyer and Buyer refused to sign above.

Broker/Licensee _____ Date _____

Buyer's Name _____