



FOR LICENSE

Car wash stall - 608 9 Ave S.W. Calgary AB

Opportunity to operate a 'by hand' car wash business in the Centennial Parkade.

PROPERTY TYPE

Commercial

LICENSE AREA

approximately 400 sq. ft.

COMMUNITY

Downtown Commercial Core

TERM

3 years

RENEWAL

Two options to renew for 3 years each

Property highlights

- Two (2) stalls for a waterless car wash
- Total of 1007 stalls in the parkade
- **For viewings, call Walter Flamand (403-312-9080)**
- 3-year term with two options to renew for 3 years each
- Commencement date to be negotiated
- To apply, please include proposal letter with Expression of Interest

Financial info

\$7,800.00+GST annually

payable in advance monthly

SUBMISSION DATE OPEN:
November 29, 2024

SUBMISSION DATE CLOSED:
December 13, 2024
at 11:59 p.m. MST

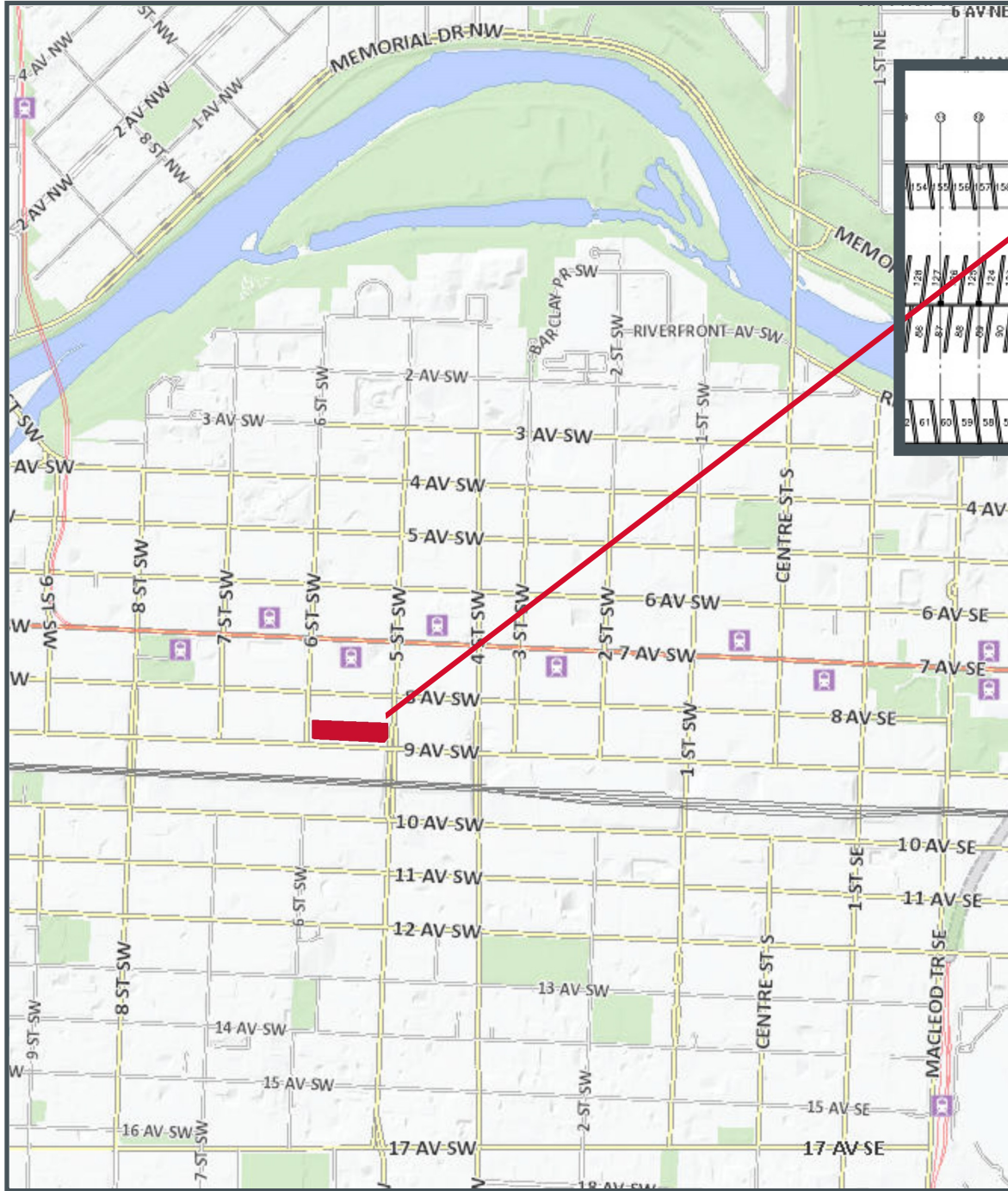
Terms & Conditions

Term – Three (3) years with commencement date to be negotiated.

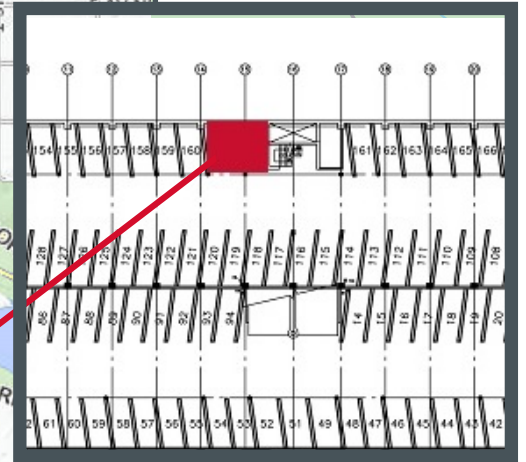
Consideration - \$7,800.00 plus GST per year payable in equal monthly instalments of \$650.00 plus GST.

- Subject to termination by either party upon 30 days' written notice.
- The Licensee to have two (2) options to renew for terms of three (3) years each provided the Licensor determines the Property is not required for municipal purposes, upon the same provisions except for the Consideration to be agreed by the Parties or arbitrated but to be no less than the Consideration for the immediately preceding year.
- The Licensee must comply with all federal, provincial and municipal bylaws and regulations in relation to the Car Washing Services.
- The Licensor prohibits storage of any hazardous materials.
- The Licensee shall not assign the license in whole or in part or sublet all or any part of the Licensed Property whatsoever, without the prior written consent of the Licensor, which consent shall not be unreasonably withheld; and the Licensee shall be responsible for any and all administration costs incurred with the assignment of the License.
- Upon expiry or early termination of the License, the Licensee shall remove all improvements on the Property and repair any damages as agreed upon and to the satisfaction of the Licensor.
- The Licensee shall not allow any unreasonably loud noises or activity that might disturb the rights, comforts and conveniences of other tenants or neighbors.
- Hours of operation are 06:00 to 21:00 weekdays that the Centennial Parkade is open for operation.
- The Licensee shall ensure all proper permits and approvals are obtained prior to commencing improvement(s) on the property at their sole cost and expense, including business taxes. Copies of all required permits and approvals shall be provided to the Licensor prior to the commencement date.
- The Licensor will permit temporary kiosk signs at the exits of Centennial Parkade and in the Service location. But must be removed at the end of each business day.
- The Licensee must dispose of all garbage, waste, and refuse daily offsite.
- The Licensee may have up to two parking stalls assigned to them, adjacent to the wash bay, for vehicle storage during operating hours at an additional cost of \$100.00 per stall per month.
- Vehicles being washed by the Licensee must have an active paid parking session in Centennial Parkade during the period of the car wash service.
- The Licensee will run attendant operated "WATERLESS" car wash services utilizing pressurized steam vapor, the attendant will wash the vehicle in the wash bay, provided exclusively for the Licensor's use.
- Any incidents, comments or concerns related to security, are to be communicated in writing to the Licensor.

Context map



Lot map



Transportation and access

- Access from 9 Ave SW or 5 St SW
- License area is centrally located within the parkade

Contact us



Dawn Wright
Commercial Leasing Agent

EMAIL
Dawn.Wright@calgary.ca
OFFICE 403-268-2749

Submit interest using the
Expression of Interest Form

City of Calgary Real Estate & Development Services

Administration Building
3rd Floor (#195) 323 7 Ave. S.E.
Calgary, Alberta T2G 0J1

To view all land sales and property listings, visit
calgary.ca/realestate

The information provided herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.