

105 Myrtle Dr
Lockport, LA 70374



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SOON

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MLS# 2026003943



\$298,000

2,860 Sqft

Turnkey commercial car wash opportunity with room to expand, located directly on Highway 308 offering excellent visibility and steady daily traffic exposure! Emerald City Wash & Brush Up is a well-equipped, income-producing property offering multiple wash bays and amenities designed for both everyday drivers and larger vehicles. The site features multiple self-service washing stalls, including an open bay for oversized trucks, boats, and RVs, along with a Car Care Center, four vacuum stations, air/water station, and a change machine for customer convenience. A 12 x 24 beverage area provides additional customer service space and even includes a dog washing station, adding another unique draw to the property. The property also includes an 8 x 10 storage shed/pump room, multiple on-site parking spaces, and a 24-hour surveillance system for security and monitoring Bonus Opportunity: There is an option to purchase two adjoining lots, each approximately 80 x 151, offering excellent flexibility for future development. These additional lots provide commercial or residential possibilities, such as converting the wash into an automatic car wash, adding a mechanic shop with oil-change station, creating boat/RV storage rentals, developing mobile home or residential rental units...So much opportunity. Whether you re looking to expand an



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