

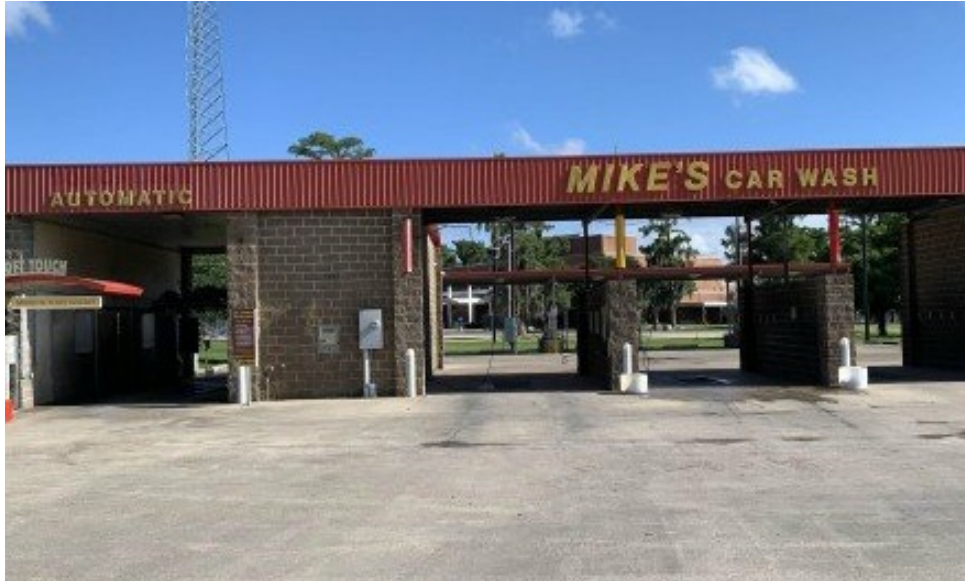
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**\$300,000**

**4,970 Sqft**

EXCEPTIONAL OPPORTUNITY TO ACQUIRE A WELL-ESTABLISHED, FULLY OPERATIONAL CAR WASH. LOCATED ON A HIGH-TRAFFIC CORRIDOR WITH EXCELLENT VISIBILITY, EASY ACCESS, AND STRONG DAILY TRAFFIC COUNTS, THIS PROPERTY OFFERS BOTH IMMEDIATE CASH FLOW AND LONG-TERM GROWTH POTENTIAL. THE FACILITY FEATURES MULTIPLE WASH BAYS, MODERN EQUIPMENT, VACUUM STATIONS, AND AMPLE CUSTOMER PARKING. THE PROPERTY HAS BEEN WELL MAINTAINED AND IS DESIGNED FOR EFFICIENT OPERATIONS WITH MINIMAL LABOR REQUIREMENTS.



**Valerie Crappell**  
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