



McCracken County, KY PVA



Overview



Legend

- Current Parcels
- ◊ Address Number - County
- ◊ Address Number - City
- Paducah City Limits
- City Labels
- Roads



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Great opportunity to own a very established and profitable business in Paducah, Kentucky, a growing community on the Ohio River in western Kentucky. In business since 1989, the owner is retiring. Paducah is a city of over 27,000 and the county has over 67,000 population. Paducah has a daytime population of over 103,000, as a medical, shopping and river industry city. The Paducah/McCracken Sports Park is a \$70 million facility that is scheduled to open on March 1, 2026. Metcalf Lane, which runs right beside the business, is the service entrance to the new sports park. The main entrance is located at N 32nd and Park Avenue. The new Paducah/McCracken County Sports Tourism Park is a 120-acre sports park with 10 full-size soccer fields, which can be converted into 20 baseball fields. There is also an 18-hole Disc Golf course. It will literally bring in thousands of visitors and athletes each year to compete in soccer, baseball, softball and disc golf. We are literally located right in front of the new park. Located at 3245 Park Ave, on 1.46 acres, the business includes a Flex Serve Car Wash built in 1989. It is a 4281 sq. ft. concrete block building with a 1320 sq. ft. office area included with restrooms. It has two Canopies, one 1600 sq. ft. and the other 1200 sq. ft. It has a row of vacuums that is 20 ft. by 135 feet. New equipment installed in 2024. New Vacuteck installed in 2023. New \$180,000 Sonnies kiosk equipment and gates purchased for complete express exterior conversion if desired, but not installed. The thriving business is located 1.5 miles from Interstate 24 and has a daily traffic count of 19,491 as last counted in 2016 by the Kentucky Transportation Cabinet. I would guess that it is higher than that currently. It is 1.5 miles from Kentucky Oaks Mall, which has a daily traffic count of 28,488 vehicles. Interstate 24 near exit 4 has a daily traffic count of 48,000.

Express Lube is located next door at 3239 Park Avenue. It is an automobile services business with a 1200 square foot building with a very nice office area. It was acquired in 1987.

112 Metcalf Lane, adjacent to the car wash, has an office that is 884 sq. ft., two carport kits and a portable storage building. 118 Metcalf Lane, next door, is a .38 of an acre empty field that would be ideal for future expansion.

Expressway Car Wash Southside! 3301 Clarks River Road, located on .98 of an acre, has a 5022 square foot car wash built in 1986. It is located on the south side of Paducah on the 3rd busiest road in Paducah/McCracken County. The daily traffic count is 12,700. It is directly across the street from a Super Walmart that has been in the top 5 Walmart's in total annual sales for the entire nation, which includes over 5,000 Walmart locations. 6 Self Service Bay. Mini Tunnel automatic which includes pre-preparation and kiosk under roof. Stacking room for 8 vehicles. Motorcycle bay. Pet wash bay. 9 lane free vacuum. Remodeled in 2013.

The listing price for all of the properties is \$4.8 million dollars. Please contact me for additional information! Gerald Watkins. Purchase Realty Group. 270-994-2523. My email is gerald_watkins@bellsouth.net

Thanks so very much!!!