



**FOR SALE**

# 6604 COACHLIGHT DRIVE

West Des Moines, IA 50266

4,188 SF / 1.3 AC

**TOTAL SALE PRICE: \$1,600,000**

REAL ESTATE: \$1,250,000

BUSINESS & EQUIPMENT: \$350,000

Built in 2006

Zoning: Commercial

## PROPERTY OVERVIEW

This well-located property in West Des Moines presents a versatile opportunity for either continued operation as an existing car wash or redevelopment into a variety of uses. Situated just off high-traffic corridors and in a growing area, the site offers excellent visibility and accessibility. The property is primed for both investors and developers looking for value in West Des Moines' rapidly expanding commercial market.

## HIGHLIGHTS

- **Prime Location** – Situated in a dynamic and growing part of West Des Moines, near key commercial and residential developments.
- **Redevelopment Potential** – 1.31-acre lot offers flexibility for a range of commercial or mixed-use redevelopment projects.
- **Strong Market Growth** – Located in a vibrant market area with continuous growth in population and commerce, supporting a variety of commercial uses.
- **High Visibility & Access** – Easy access to major thoroughfares, ensuring consistent traffic and visibility for any future redevelopment.
- **Potential Tax Benefits** - Maximize your investment by leveraging the tax benefits from the purchase of the car wash business.



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## AERIAL/LOCATION MAP



## LOCATION HIGHLIGHTS

- Close proximity to major retailers, dining, and entertainment
- Surrounded by both established and new residential communities
- Convenient access to major highways and transportation routes

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	10,100	58,402	125,888
AVG. HH Income	\$141,641	\$141,566	\$139,956
Daytime Population	14,271	52,394	99,345



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## PROPERTY PHOTOS



Please inquire about sale of business.

### Car wash Business Highlights

Maximize your investment by leveraging the tax benefits of a car wash business or restructure to a triple net lease.

### Business Assets Available for Sale:

- Equipment available for accelerated depreciation includes conveyors, dryers, water reclamation systems, and automated teller systems.
- Existing book of business from paid monthly subscribers.
- Marketing platforms including website, Facebook page & automated custom phone app.

## IDEAL FOR

- Car wash operators looking for a turnkey facility
- Developers or investors seeking a prime redevelopment site
- Retail, mixed-use, or office redevelopment

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