

# 17548 Penn Valley Drive

PENN VALLEY, CA

±8,460 SF | .98 Acres

**Fully Turn-Key Automotive Service & Carwash Facility  
with Income-Producing Mini-Storage**

**\$1,100,000 (\$130.02/SF)**



**COLDWELL BANKER  
COMMERCIAL**

**GRASS ROOTS  
REALTY**





HIGHWAY 20

An aerial photograph of a shopping center in Penn Valley, Pennsylvania. The image shows a large parking lot with several commercial buildings, including a long, low-profile structure and a smaller building with a red roof. A green outline highlights a specific area within the shopping center, which appears to be a parking lot or a small building. The surrounding area is densely wooded with trees in various shades of green and yellow, suggesting an autumn setting. In the background, a road labeled 'HIGHWAY 20' runs horizontally across the top of the image. The overall scene is a mix of commercial development and natural landscape.

PENN VALLEY

SHOPPING CENTER

PENN VALLEY DR.



## Executive Summary

Coldwell Banker Commercial G.R. is pleased to present 17548 Penn Valley Drive in Penn Valley, CA—an exceptional, fully turn-key opportunity combining a quick lube, automotive repair facility, drive-through carwash, and income-producing mini-storage in one of Nevada County's most supply-constrained automotive corridors. Built in 2003, the  $\pm 8,460$  SF facility sits on a  $\pm 0.98$ -acre C2-SP zoned parcel in downtown Penn Valley and features durable block, stick-frame, stucco, and steel construction with metal roofing.

The facility includes two fully equipped quick-lube and automotive repair bays with oil pits, a one-bay drive-through carwash with a self-service shampoo/conditioner applicator and vacuum station, and ten large self-storage units, consisting of six 12'x30' units and four 12'x35' units. The storage component is currently 100% occupied at approximately \$300 per month per unit, creating reliable supplemental income. All automotive, carwash, and operational equipment is included in the sale.

Offered at \$1,100,000 (\$130.02/SF), 17548 Penn Valley Drive is ideally suited for owner-users in the automotive sector seeking expansion or the opportunity to purchase rather than lease their operating facility.

Financials available upon execution of a confidentiality agreement.





## About Eagle Quick Lube

The business has operated for more than 12 years and maintains a loyal customer base, with approximately 60% of revenue generated from oil change services and 40% from general automotive repair. Current ownership is retiring, and no value is being ascribed to the business, allowing a buyer the freedom to rebrand or continue operations under the well-established Eagle Quick Lube & Car Wash identity. Long-term employees would like to remain with the new operator, and the seller is willing to stay on temporarily to assist with training and operational transition, providing a smooth handoff to incoming ownership.







## Property Details

<b>Lot Size</b>	±0.98 Acres
<b>Building Size</b>	±8,460 SF
<b>Zoning</b>	C2-SP
<b>Year Built</b>	2003
<b>Construction</b>	Block, stick-frame, stucco & steel with metal roofs
<b>Sewer</b>	Public Sewer
<b>Water</b>	Piped Treated Water
<b>Electricity</b>	PG&E
<b>Natural Gas</b>	PG&E
<b>Equipment Included</b>	Yes – all major equipment



## Location Highlights

The property benefits from a highly captive trade area with extremely limited competing automotive or carwash providers. Nearby Lake Wildwood, a private gated community, includes roughly 5,000 residents, and the immediate Penn Valley, Rough & Ready, and surrounding areas add more than 2,500 residents. Combined with strong visibility and easy access, the property enjoys consistent demand and excellent long-term operating fundamentals.





HIGHWAY 20

PENN VALLEY  
DRIVE

SHOPPING  
CENTER





**COLDWELL BANKER  
COMMERCIAL**  
GRASS ROOTS  
REALTY

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