

FOR SALE



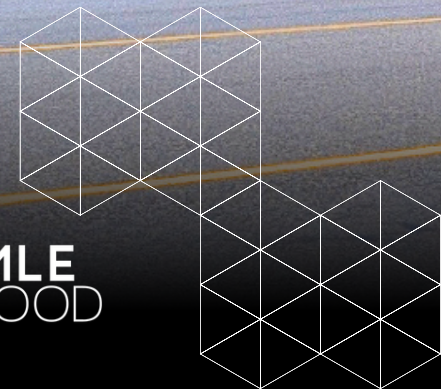
SELF-SERVICE CAR WASH

311 Van Giesen Street | Richland, WA 99354

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**KIEMLE
HAGOOD**



THE OFFERING

Income-Producing Car Wash in Downtown Richland.

Van Giesen Car Wash is a well-located, income-producing investment featuring five self-service bays and one drive-through automatic bay located in a dense, infill downtown Richland location surrounded by multifamily and apartments with limited competition. The property benefits from low maintenance concrete block construction, minimal landscaping, and remote security and monitoring systems.

The car wash has a proven operating history and consistent cash flow, supported by a mix of residential and commercial customers and efficient, easy-to-manage operations. An attractive opportunity for investors seeking a stable investment with long-term demand drivers in the desirable Tri-Cities market.

OFFERING DETAILS

1

Building

±0.53 AC

Total Acreage

±23,450 SF

Total Square Footage

6.4%

Capitalization Rate

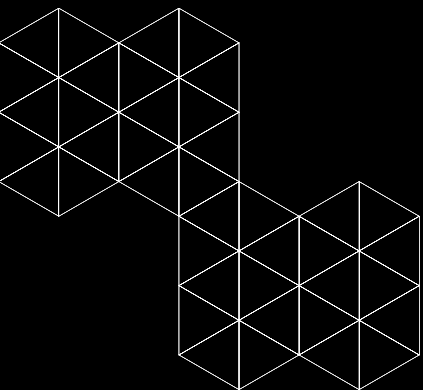
\$90,000

Net Operating Income



OFFERING PRICE

\$1,400,000



SELF-SERVICE CAR WASH



SITE DESCRIPTION

PROPERTY ADDRESS	LAND AREA (AC)	±0.53 Acres	BUILDING AREA (SF)	±3,390 SF
311 Van Giesen Street	LAND AREA (SF)	±23,450 SF	BUILDINGS	1
CITY, STATE, ZIP	PARCEL #	102983020732025	YEAR BUILT	1992
Richland, WA 99354	ZONING	C-2, Commercial	PARKING STALLS	N/A

PROPERTY PHOTOS



DEMOGRAPHICS



2025 DEMOGRAPHICS

2025 Estimate Population
 2025 Estimated Households
 2025 Estimated Average Household Income
 2025 Estimated Per Capital Income
 Median Age
 Total Vehicles
 Average Vehicles Per Household



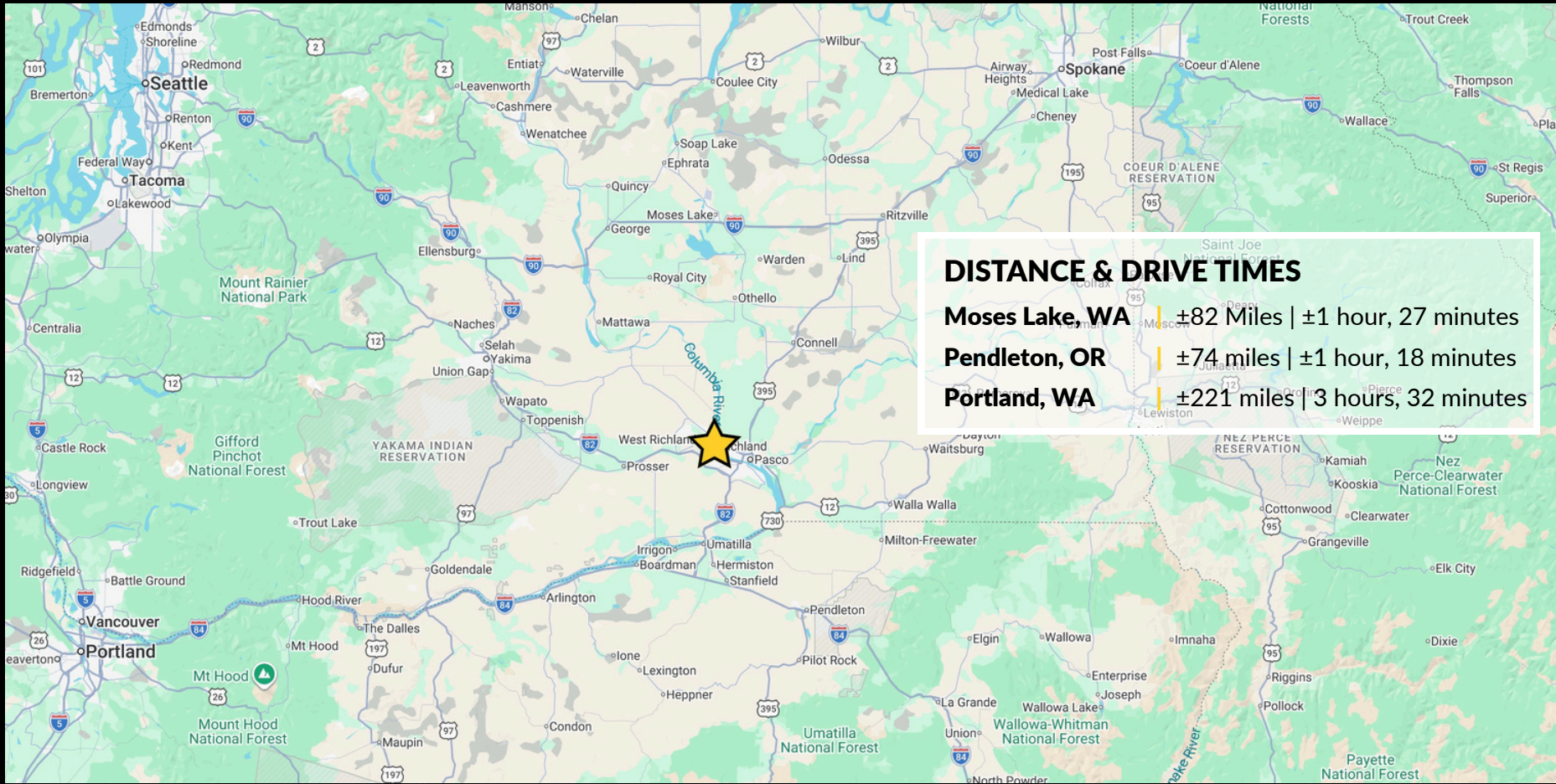
3 MILE RADIUS

15,315
 6,083
 \$99,468
 \$39,750
 34.5
 10,704
 1.8

5 MILE RADIUS

25,825
 10,414
 \$106,528
 \$43,112
 35.1
 19,310
 1.9

PROPERTY LOCATION



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