



COLDWELL BANKER  
CLASSIC  
REAL ESTATE

FOR SALE \$250,000



110 W LINCOLN AVE  
CHARLESTON, IL 61920



#### BUILDING SIZE

4,798 SF

#### YEAR BUILT

1985

#### TAXES

\$7,117

#### LOT SIZE

23,715 SF

#### ZONING

Commercial

#### PARKING SPOTS

10

#### AREA DESCRIPTION

Charleston is a city in Coles County, Illinois, with a population of approximately 16,956. Illinois Route 16 runs east-west connecting to Mattoon (population 16,667) and Illinois Route 130 runs north-south. Traffic count along Lincoln Ave is 17,200. The median income for a household in Charleston is \$49,057, and the median income for a family is \$65,319.

#### PROPERTY DESCRIPTION

Take advantage of this prime investment opportunity with a well-established self-service car wash on a corner lot. With 131 feet of road frontage on Lincoln Avenue, this .54-acre property is two parcels, and both are zoned C2 for commercial use. The facility includes three self-wash bays, an automatic wash bay, and a dedicated dog-washing station, offering convenience for vehicle owners and pet lovers. The additional 3-bay building and a 20x40 pole building provide ample space for equipment, supplies, or opportunities. With excellent exposure and a range of services, this turnkey operation is ready for its next owner.



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