

FOR SALE — PRIME COMMERCIAL PROPERTY + TURN-KEY CAR WASH

870 Roanoke Rd, Daleville, VA
Offered at: \$850,000

A rare opportunity to own **.817 acres of prime commercial real estate** in one of Daleville's highest-traffic corridors. Located directly across from Botetourt Commons Mall, just **¾ mile from Daleville Town Center**, and less than **¾ mile from Interstate 81**, this property provides exceptional visibility, access, and long-term value.

With an **Annual Average Daily Traffic Volume of 26,000 vehicles**, this site is perfectly positioned for continued use as a profitable car wash **or** for high-impact commercial redevelopment.

OPTION 1: BUY & OPERATE A PROFITABLE, TURN-KEY CAR WASH

This property currently operates as a fully functional and consistently active car wash with established revenue and a strong customer base.

Car Wash Features:

- 6 Self-Serve Bays
- 1 Automatic Bay (Touch-Free Kondor System)
- Natural Gas Heaters (2)
- Water Reclaiming System
- 2 Weeping Systems
- Water Softener System
- Seasonal Chemical Systems (Winter/Summer)
- 6 Vacuums
- 4 Water Storage Tanks
- Security Camera System
- Updated Payment Kiosks (cash, coins, credit cards, tokens)
- 1-Car Garage for storage/workspace

This low-labor, high-traffic operation is ideal for an owner-operator or investor looking for immediate cash flow with room to scale services and membership offerings.

OPTION 2: PREMIER COMMERCIAL REDEVELOPMENT OPPORTUNITY

Backed by **B2 Commercial Zoning** and surrounded by rapidly growing residential and retail development, this property is a prime candidate for redevelopment.

Investment Highlights:

- Unmatched visibility on a major Daleville thoroughfare
- Easy access for both local and interstate traffic
- Strong surrounding demographics and continued area growth
- Perfect for retail, restaurant, drive-thru concepts, or other high-demand commercial uses
- Asset sale includes both real estate and existing equipment for flexible planning

Whether you continue operating the car wash or build something new, this property delivers long-term value in one of Botetourt County's most desirable commercial zones.

CONTACT FOR DETAILS & TO SCHEDULE A TOUR

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