

SALE

EXPRESS CAR WASH

2946 Riverside Drive - Macon, Bibb County, GA 31204



**MAKO BAY AUTOMATIC CAR WASH
ICS DIGITAL TECHNOLOGY SYSTEM
VACUTECH VACUUM COVERED SELF-SERVE STATION**

1.0± ACRE SITE

SALES PRICE: \$1,800,000

STEPHANIE FOLSOM, CCIM
EXCLUSIVE AGENT
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990 RIVERSIDE DRIVE
MACON, GA 31201
478.746.8171
CBCMACON.COM

Created 1/15/24

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LOCATION:	<ul style="list-style-type: none">• North Macon with excellent visibility and access• Average Daily Traffic Count: 24,500± VPD (2022 GDOT)
BUILDING INFORMATION:	<p>3,614± SF Automatic Car Wash</p> <ul style="list-style-type: none">- 1,995± SF Automatic Car Wash by Belanger<ul style="list-style-type: none">- All tunnel equipment new or rebuilt June/July 2021- 115'± Conveyor newly installed July 2021- Tunnel controller, pay station and pay hut by ICS (Innovative Control Systems), a world leading developer and provider of powerful car wash digital technology installed June/July 2021- Water reclaim tanks pumped out April 2023- 1,008± SF Canopy - Self-serve Vacuums<ul style="list-style-type: none">- 15 Vacuums by Vacutech, world's most powerful vacuum systems- New canopy installed June/July 2021- 611± SF Office<ul style="list-style-type: none">- Freshly painted April 2023
SIGNAGE:	Large electronic pylon sign
SITE INFORMATION:	0.98± Acres
YEAR BUILT:	2005
ROOF:	Metal
UTILITIES:	All public utilities
ZONING:	C-4
PROPERTY TAXES:	\$11,253.72 (2023)
SALES PRICE: \$1,800,000	

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AERIAL PARCEL MAP



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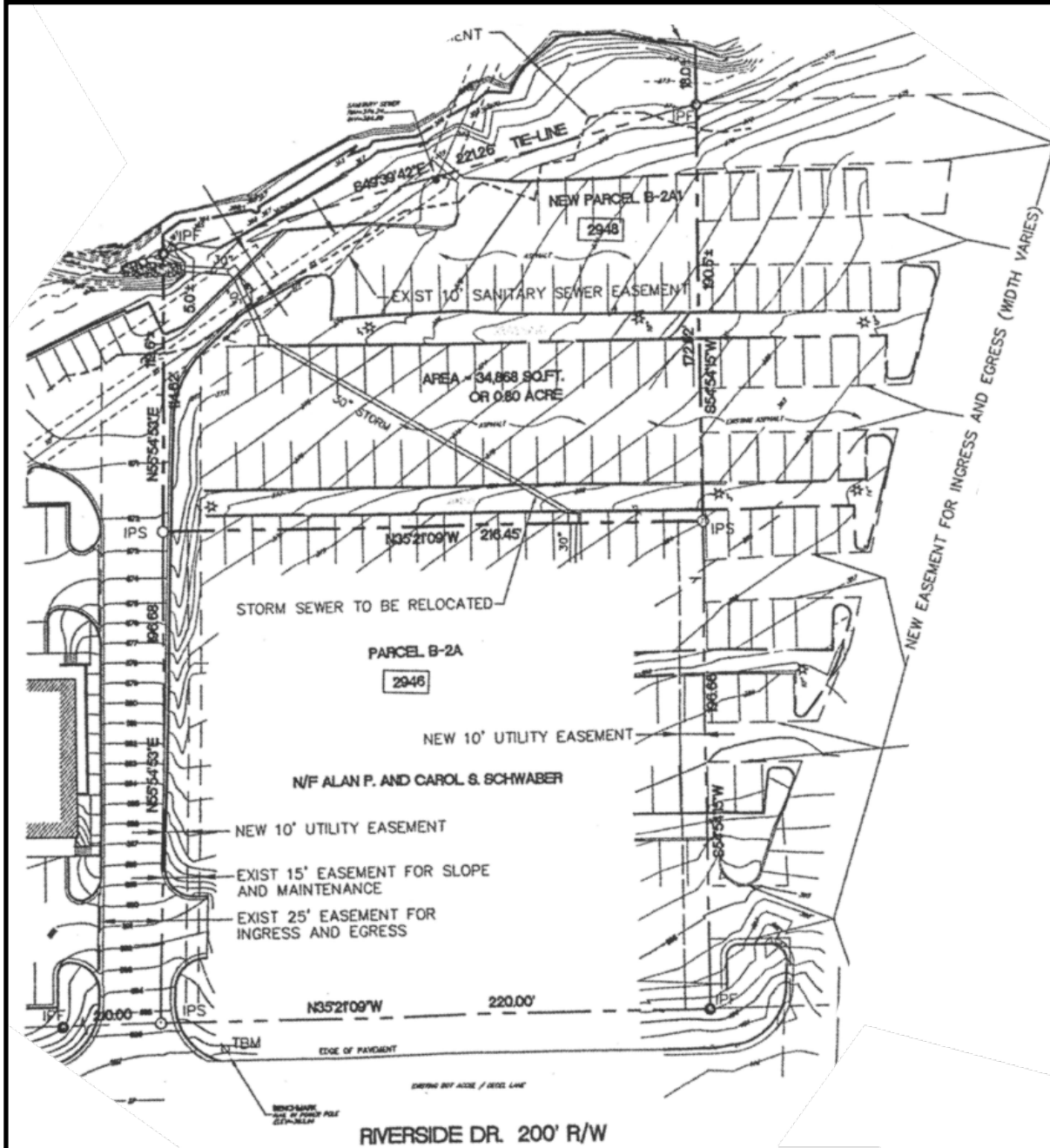
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PROPERTY PLAT



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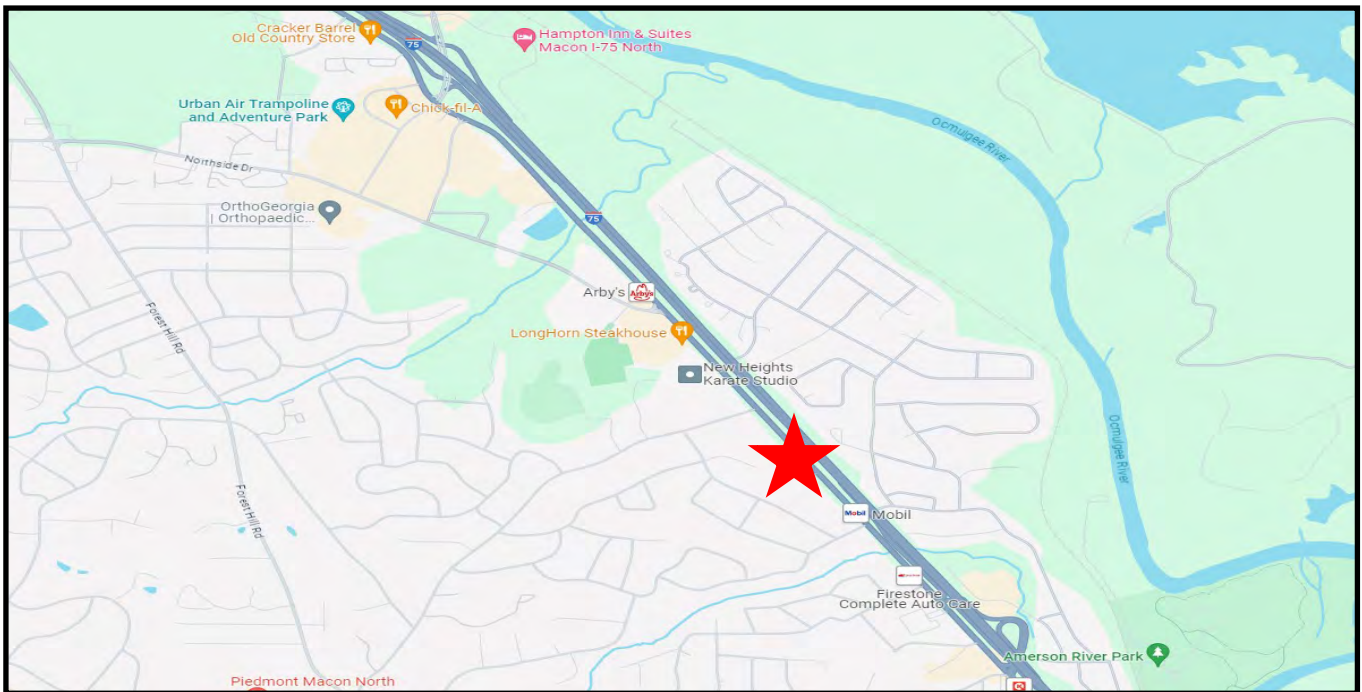
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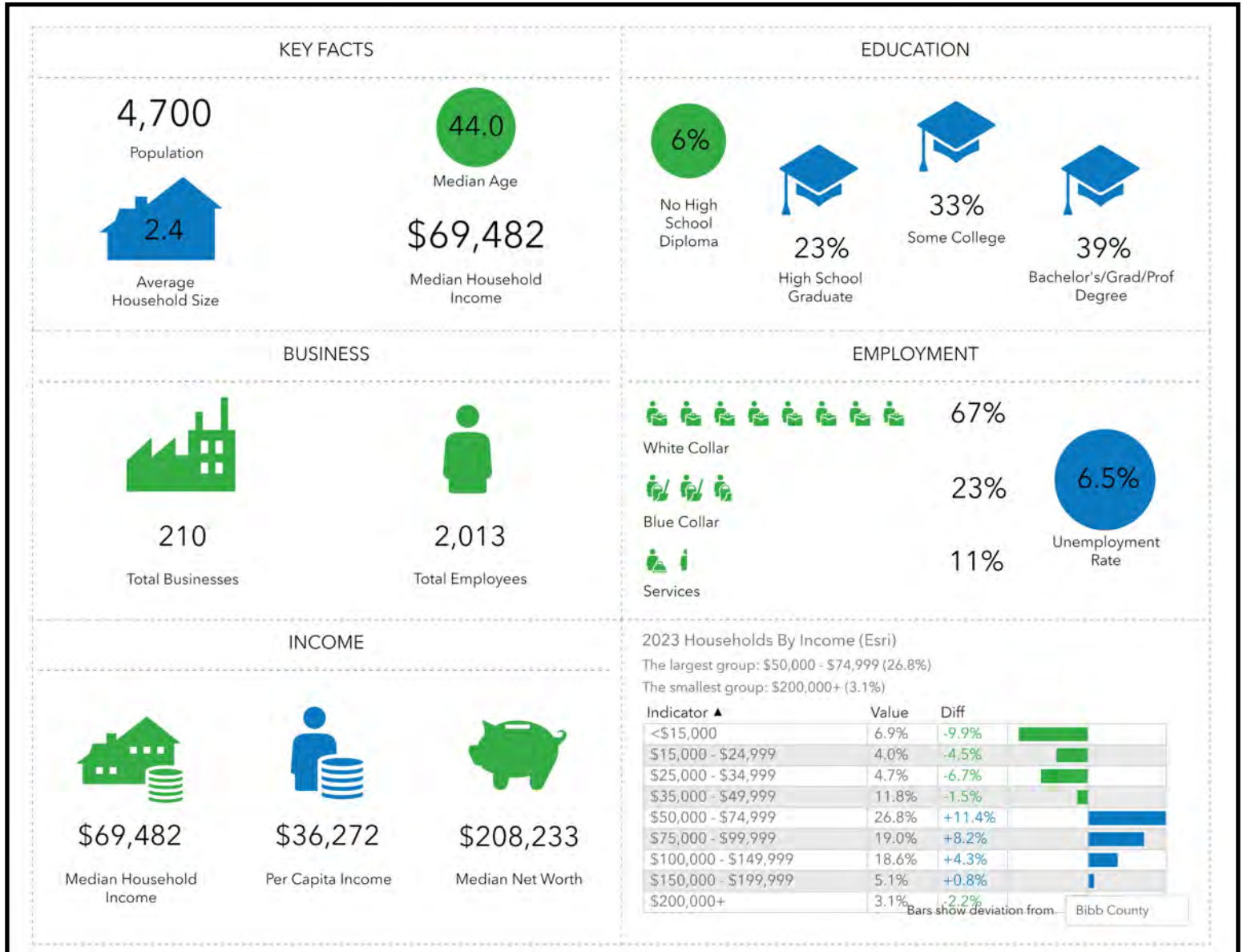
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DEMOGRAPHICS - ONE MILE

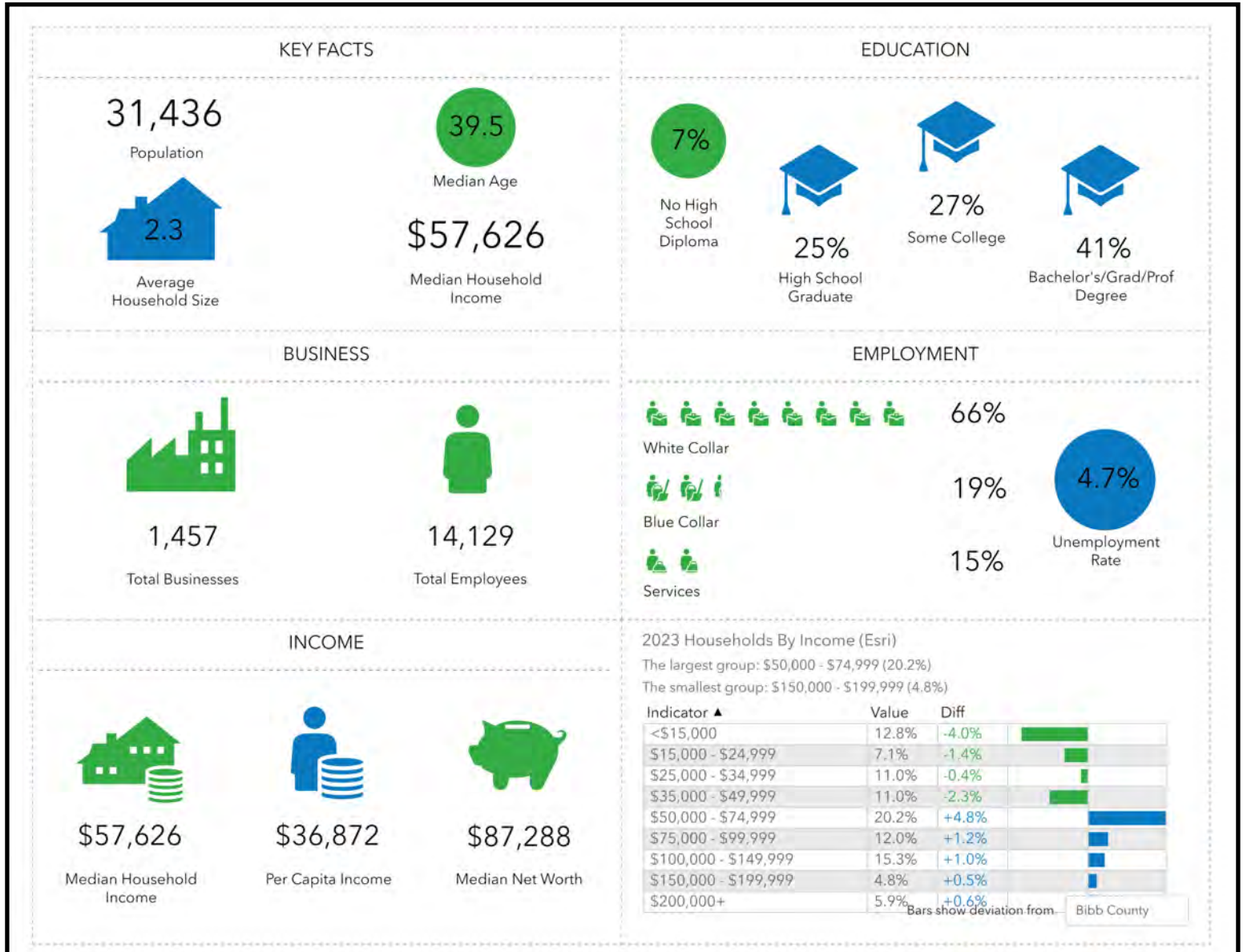


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DEMOGRAPHICS - THREE MILE



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DEMOGRAPHICS - FIVE MILE

