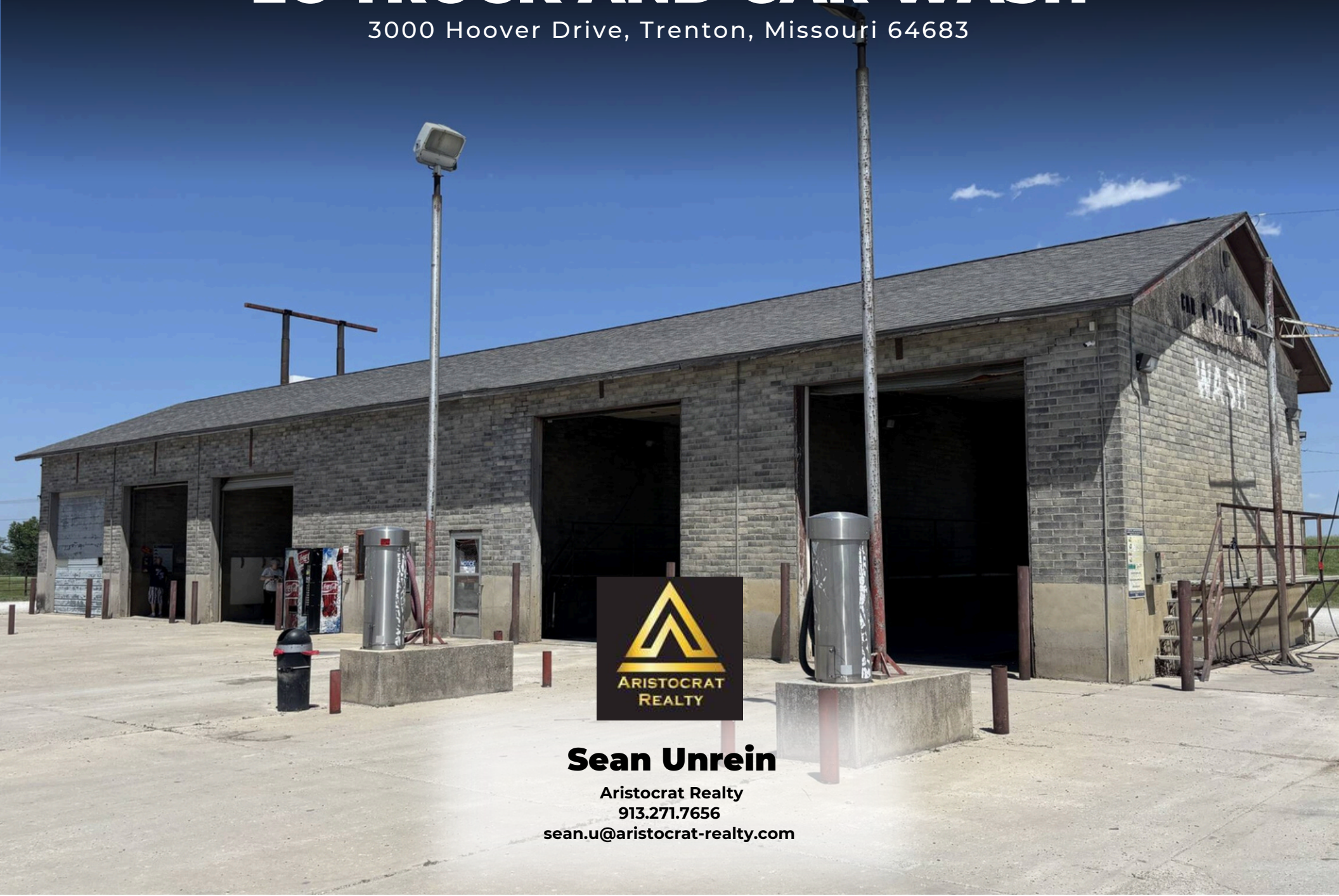


LC TRUCK AND CAR WASH

3000 Hoover Drive, Trenton, Missouri 64683



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LC TRUCK AND CAR WASH

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PROPERTY INFORMATION

PURCHASE PRICE
\$350,000.00

PROPERTY ADDRESS
3000 Hoover Drive
Trenton, Missouri 64683

YEAR BUILT
1980

PROPERTY SIZE
3,270 Sq. Ft.

LAND SIZE
1.31 Acres

LC TRUCK AND CAR WASH

3000 Hoover Drive
Trenton, Missouri 64683

Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.



PROPERTY OVERVIEW

Unlock a rare opportunity to own a thriving turnkey car and truck wash facility in the heart of Trenton, Missouri. LC Truck.

This Car Wash is a well-established, high-visibility property strategically located on a major thoroughfare, capturing both local traffic and regional trucking routes.

PROPERTY DETAILS

Property Highlights:

- Full-Service Car & Truck Wash: Equipped to handle everything from passenger vehicles to large commercial trucks and trailers.
- High Quality Equipment: Newly equipped credit card readers, new tankless water heaters, and new security cameras.
- Exceptionally Maintained: Along with a well-maintained lot and drive, a new roof has been installed
- Multiple Wash Bays: Includes indoor and outdoor bay(s), sized for full size commercial trucks and non-commercial cars
- Prime Location: Excellent access and visibility along a key route in Trenton's commercial district—ideal for locals, fleet operators, and over-the-road drivers.
- Strong Community Presence: Longstanding local reputation with consistent customer base and growth potential.
- Ample Lot Size: with 1.31 acres, expansion or re-purposing is possible
- Self-Serve & Vending Options: Additional income streams from vacuums, vending, and detailing services. Investment Potential:

Whether you're an experienced investor, an owner-operator, or expanding a portfolio, LC Truck and Car Wash offers stable cash flow with upside opportunity in a low-competition market. The property is positioned for strong ROI through operational enhancements, local partnerships, or marketing expansion.

Don't miss this chance to acquire a proven income-producing asset in a growing rural market.



PROPERTY PHOTOS



LC TRUCK AND CAR WASH

3000 Hoover Drive, Trenton, Missouri 64683



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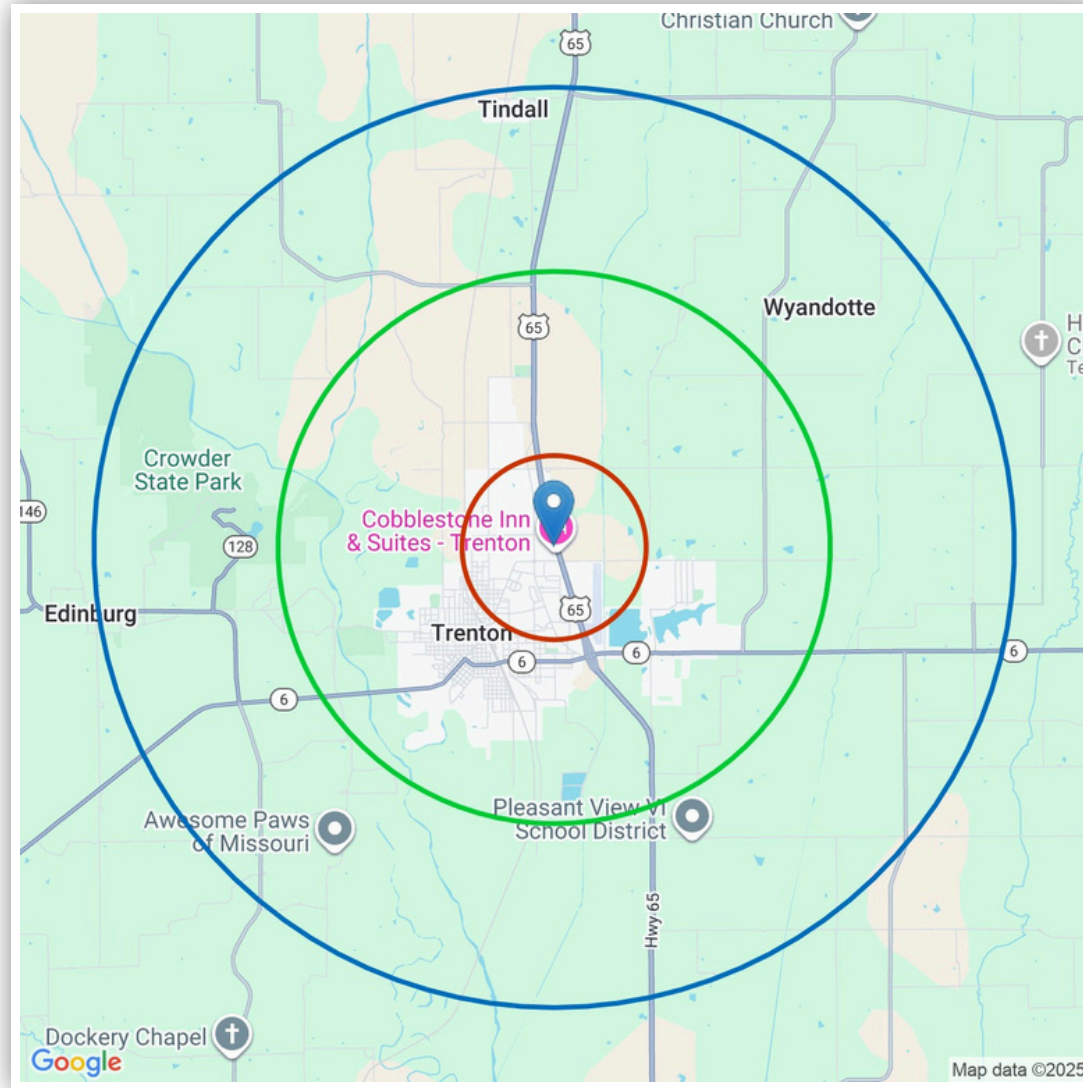


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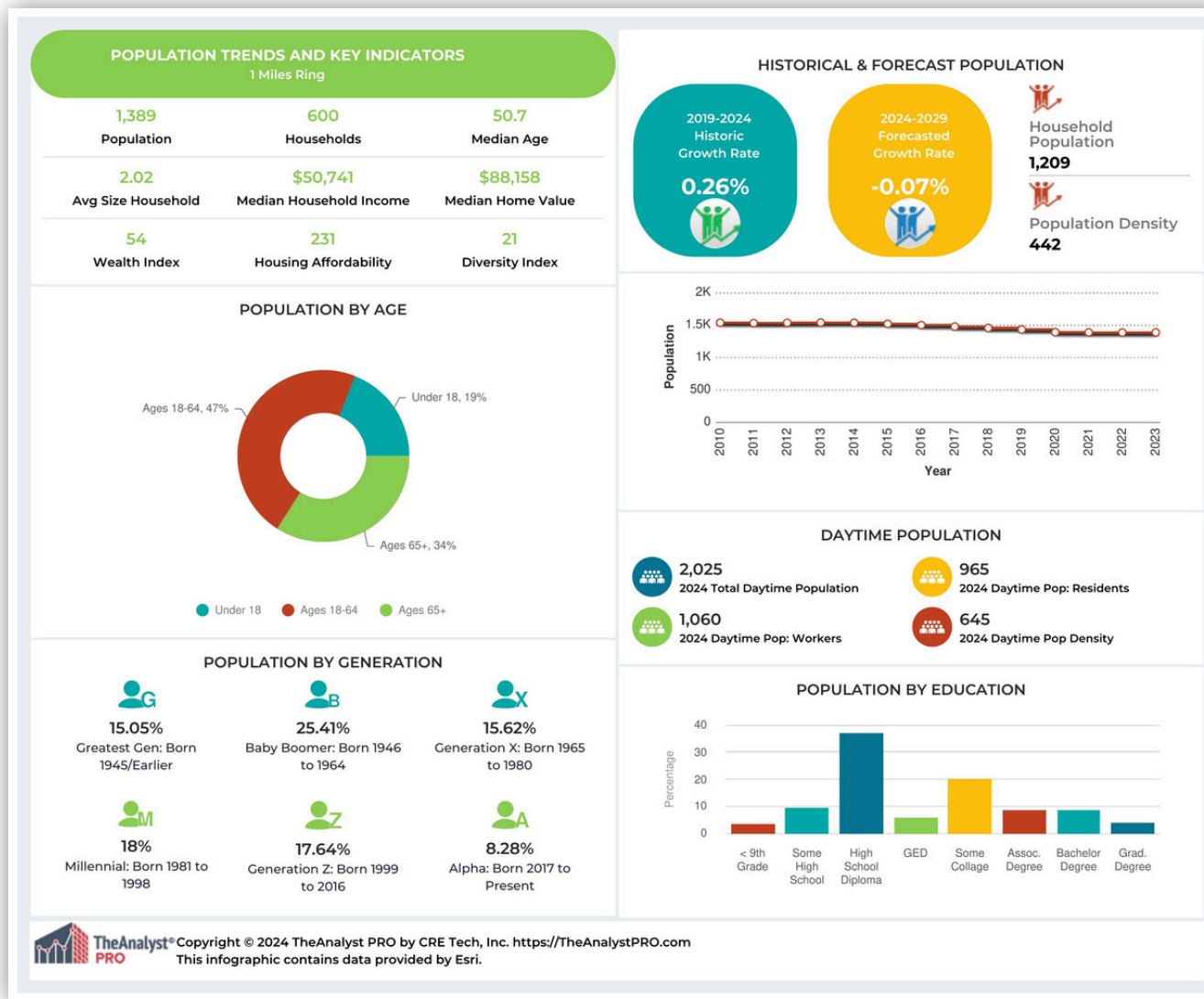


LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



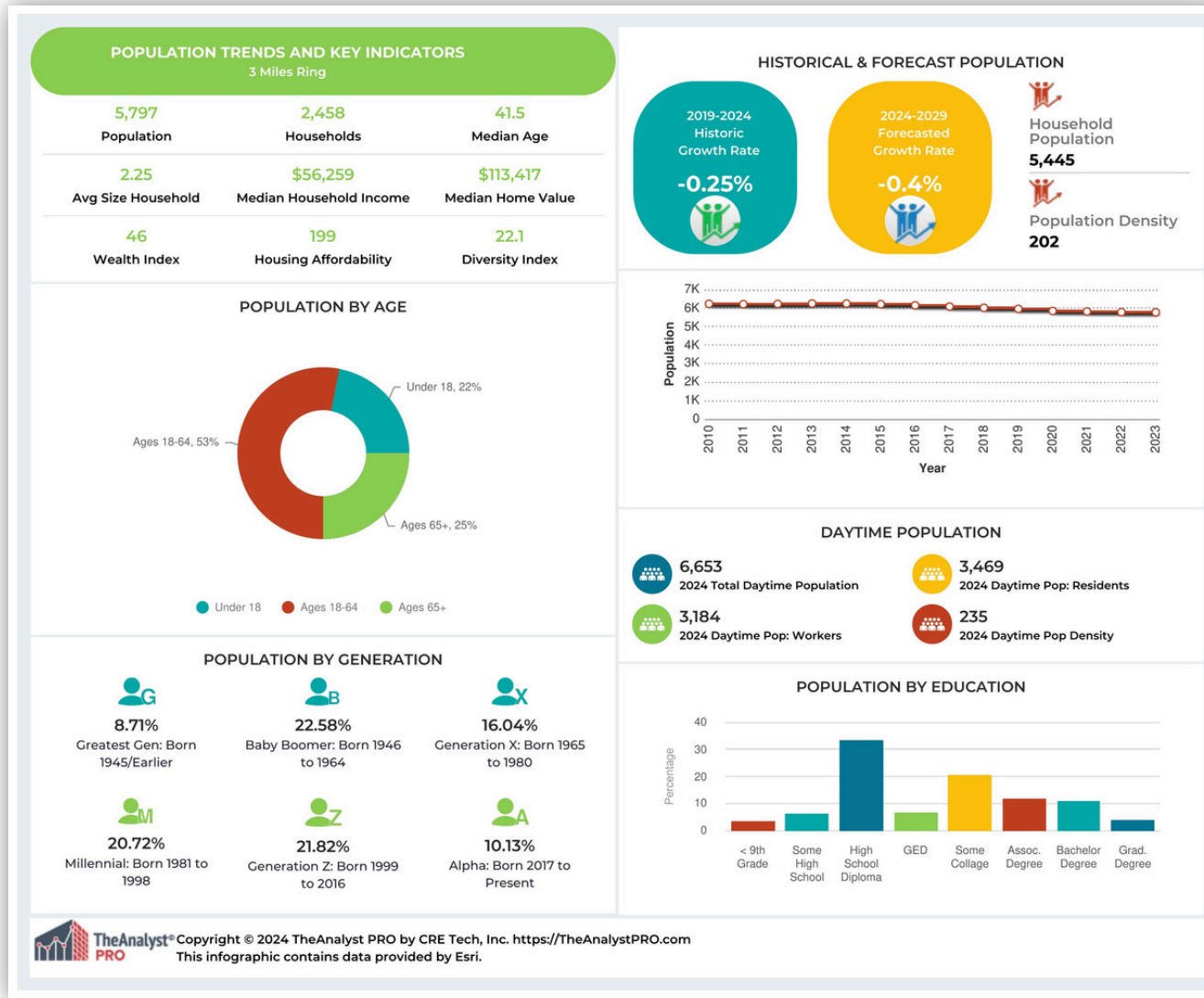
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INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)



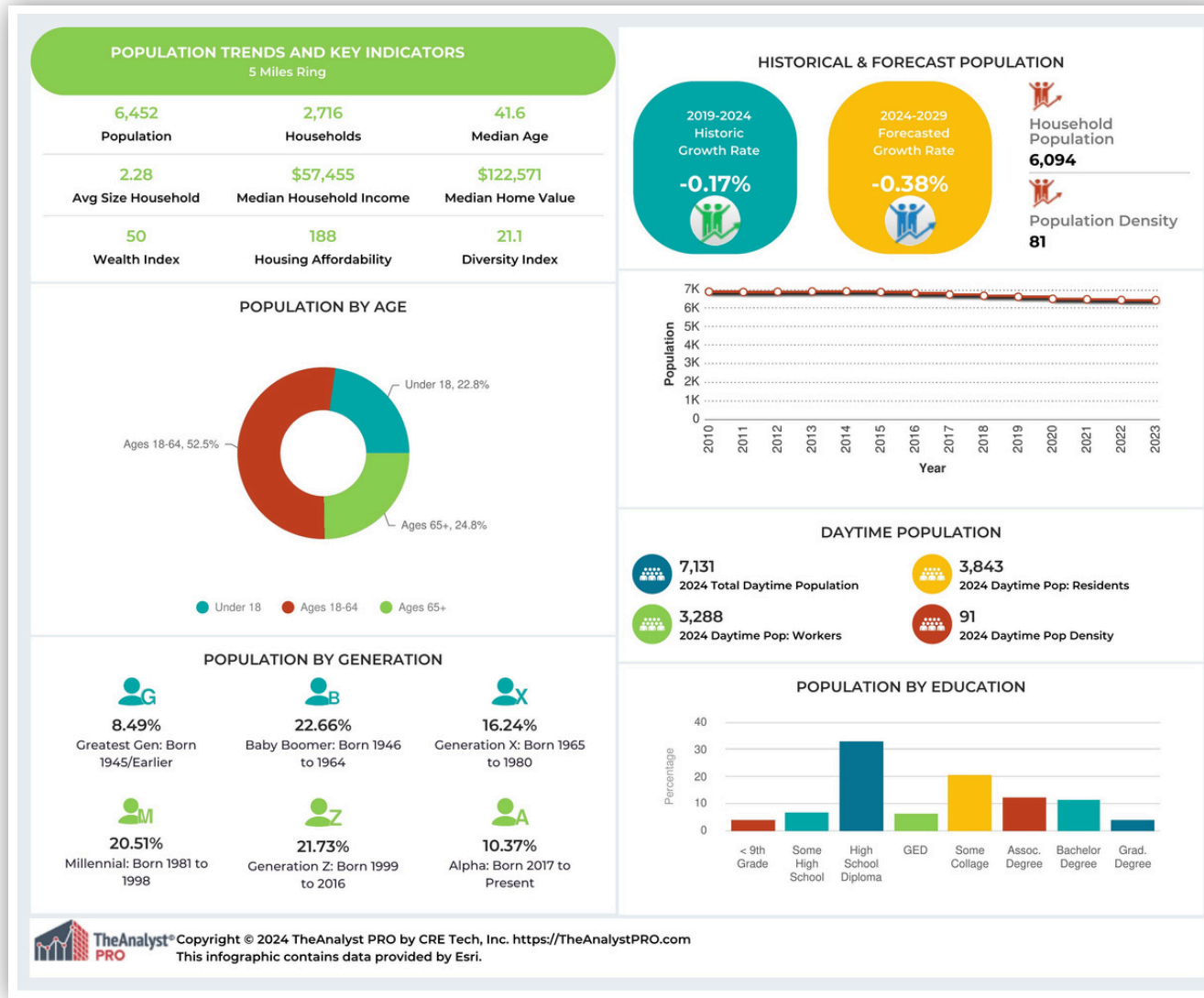
LC TRUCK AND CAR WASH
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INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)



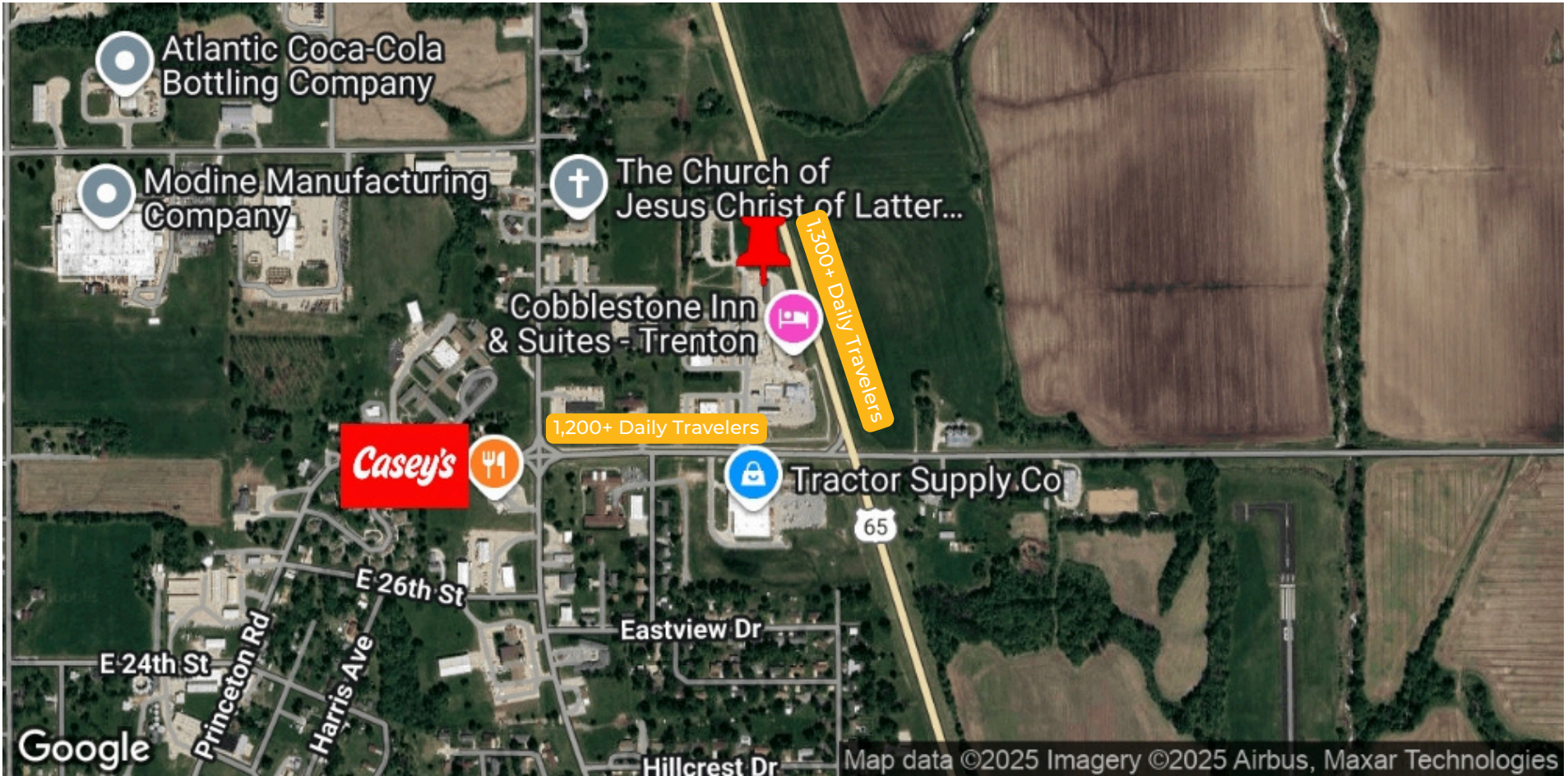
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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)



LC TRUCK AND CAR WASH
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AERIAL ANNOTATION MAP



LC TRUCK AND CAR WASH
3000 Hoover Drive, Trenton, Missouri, 64683

CONTACT



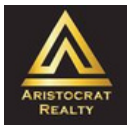
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