



Carmel Car Wash

FOR SALE - REDUCED SALE PRICE!

1199 Jacks Run Road (PA Route 48)
North Versailles PA 15137

David Hanley • Broker • 412-261-6532 x237 • david@prudentialrealty.com

PROPERTY HIGHLIGHTS

FEATURES:

- Two-Story Office/Detail Shop & Car Wash Building
- 1-Auto Wash Bay | 4-Self Wash Bays
- Acreage: 1.4253 Acres
- Age of Building: 2003
- Zoning: (MU) - Mixed Use
- Metal Roof
- Office Space: 2-private offices, 1-large conference room, 1-large cubicle area, 1-kitchen, and 2-ADA restrooms



TOTAL SIZE:

5,464 +/- SQ.FT.

AVAILABLE SPACE

Office Space: 1,890 +/- SQ. FT.

Detail Shop: 780 +/- SQ. FT.

Car Wash: 2,794 +/- SQ. FT.



LOT & BLOCK

646-H-200

SALE PRICE

\$895,000 - REDUCED \$795,000

NOI: \$112,207 | CAP Rate: 14%

**(MAI Appraisal 2022 @
\$1,100,000)**

All information furnished regarding this property for sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease, financing or withdrawal without notice. PRC Commercial will make no representation and assume no obligation regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property that will ultimately be leased or purchased.

LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2023 Population	3,425	39,580	124,577
Median HH Income	\$66,462	\$49,482	\$51,107

