

# Dinuba Commercial Center

**12,952 SF  
For Sale**

**281 W. Merced Street,  
Dinuba, CA 93618**



**Listing Price:**  
\$1,489,000.00

**Uses:**  
Service Shop, Car Wash, Retail

**Location:**  
Take HWY 99 then head East on Avenue 416. Take right on Road 80 / Alta Avenue. Property is on the left side of the corner of Merced Street.

**Summary:**  
Industrial building 12.952 Sq Ft with 10 bays. All bays are tenant occupied. Month to month leases. Car Wash is owner occupied that includes 3 bays. Self-Serve Car Wash with Credit Card and Coin payments.

SPACE FOR SALE

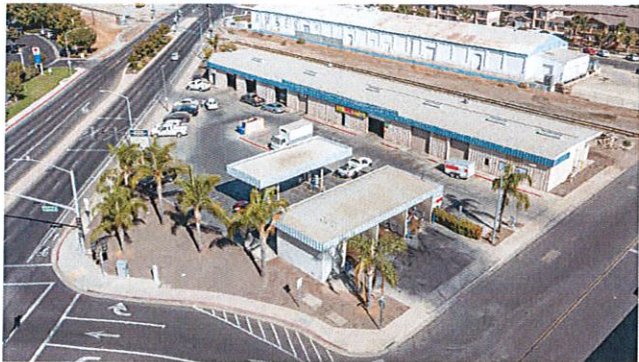


1053 G Street,  
Reedley, CA, 93654  
[www.valleyland.com](http://www.valleyland.com)

**Ron Kusch**  
Broker, Owner  
559.905.5304 Mobile  
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[ron@valleyland.com](mailto:ron@valleyland.com)  
DRF#00945565

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DRF#01213529

## 12,952 SF Plus Car Wash



### YEAR BUILT/RENOVATED:

1989

### LOT SIZE:

39,000

### Occupancy:

100%

### PROPERTY INFO:

Great Visibility

Signage available

18 Parking Stalls

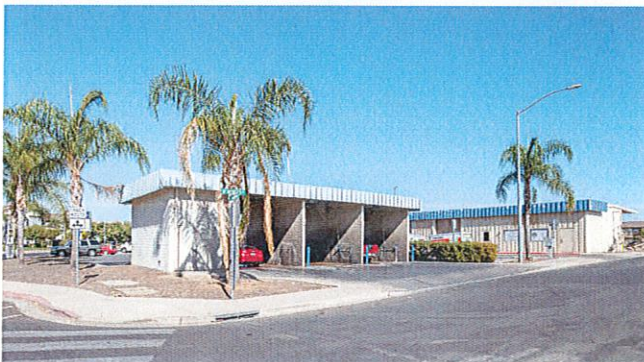
±12,952 SF Building

Handicap restrooms available

Assigned parking optional

Free street parking available

Walking distance to dining and retail



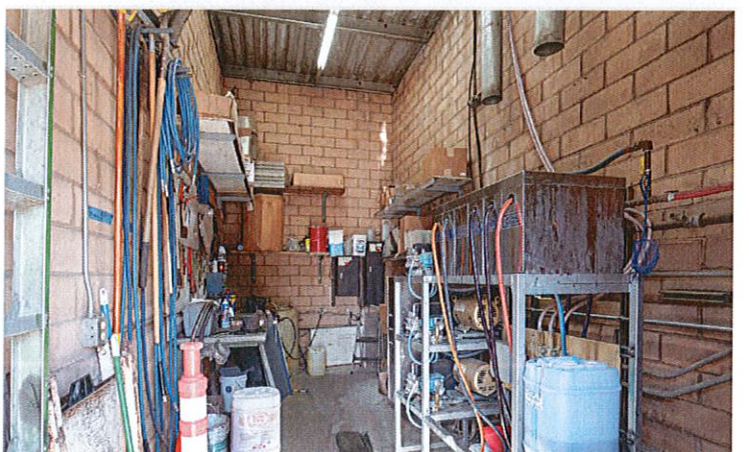
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## 12,952 SF Plus Car Wash for Sale

### Property Photos



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# 12,952 SF Plus Car Wash

## IMAGES REPORT

### Vertical Aerial Photo



### Street Map



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Dinuba Commercial Center

J.N. & M. INVESTMENTS

Profit & Loss

January thru December 2024

Ordinary Income/Expense

|                |              |
|----------------|--------------|
| Income         |              |
| Car Wash       | \$154,216.79 |
| Dinuba Rentals | \$ 64,200.00 |

TOTAL INCOME \$ 218,416.79

Cost of Goods Sold

|                     |              |
|---------------------|--------------|
| Direct supplies     | \$ 21,651.27 |
| Management services | \$ 2,400.00  |

TOTAL COGS \$ 24,051.27

Gross Profit

\$ 194,365.52

Expense  
General Expenses

|                             |              |
|-----------------------------|--------------|
| Alarm                       | \$ 872.52    |
| Bank Services fees          | \$ 196.34    |
| Credit card collection fees | \$ 4,622.16  |
| Depreciation expense        | \$ 4,744.00  |
| Insurance                   | \$ 4,768.66  |
| Legal and Accounting        | \$ 928.50    |
| Licenses and Permits        | \$ 79.00     |
| Office Supplies             | \$ 612.79    |
| Repairs                     | \$ 7,279.92  |
| Salaries -- other           | \$ 10,800.00 |
| Taxes                       | \$ 2,649.86  |
| Taxes -- payroll            | \$ 1,147.25  |
| Utilities                   | \$ 20,623.42 |

TOTAL GENERAL EXPENSES \$ 59,324.42

Dinuba Rental Expenses

|                         |             |
|-------------------------|-------------|
| Insurance               | \$ 1,589.00 |
| Legal and Accounting    | \$ 436.25   |
| Repairs and Maintenance | \$ 4,290.75 |
| Taxes                   | \$ 2,464.63 |
| Utilities               | \$ 476.64   |

TOTAL DINUBA RENTAL EXPENSES \$ 9,257.27

TOTAL EXPENSES \$ 68,581.69

NET ORDINARY INCOME \$ 125,783.83

CAP RATE 8.44%

Dinuba Commercial Center

| Location                       | Rent        | Remarks                        | Start Date |
|--------------------------------|-------------|--------------------------------|------------|
| 281 W. Merced Ave              | \$ 2,932.00 | 4 Bay Automotive Repair Center | 10/8/2012  |
| 281 W. Merced Ave              | \$ 2,091.00 | 4 Bay Smog Center              | 4/14/2015  |
| 281 W. Merced Ave              | \$ 600.00   | Automotive Retail Shop         | 6/15/2024  |
| \$ 5,623.00 Total Monthly Rent |             |                                |            |

NOTE: Building do not have ADA Bathrooms  
NOTE: All tenants are month to month