



1 of 2 Car Washes - Reach Out to Broker for More Info

ZIPS Car Wash

3000 Breckenridge Ln | Louisville, KY

Northmarq is pleased to offer for sale the fee simple interest in this ZIPS property located in Louisville, Kentucky ("The Property"). The Property consists of a 3,600-square-foot freestanding retail building on a 1.43-acre parcel of land. The tenant is operating under an absolute NNN lease with zero landlord operating responsibilities and over ten years remaining. The lease features 1.5% rental escalations annually throughout the base term. Additionally, the lease apportions all land, improvements, and significant equipment to the landlord position, maximizing the available depreciation benefit. See *Lease Abstract* for details.



Outstanding Retail Parcel



Landlord Friendly NNN Lease



New Construction and a Leading Corporate Player



Convenient for Out-of-State Owners



Optimal Retail Synergy



Offering Price:
\$5,272,400



Cap Rate:
7.00%



View Website & OM

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