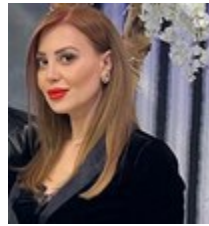




## Magic Car Wash

1407 High St, Delano, CA 93215



**Lily Dobadzhyan**

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# Magic Car Wash

\$1,299,000

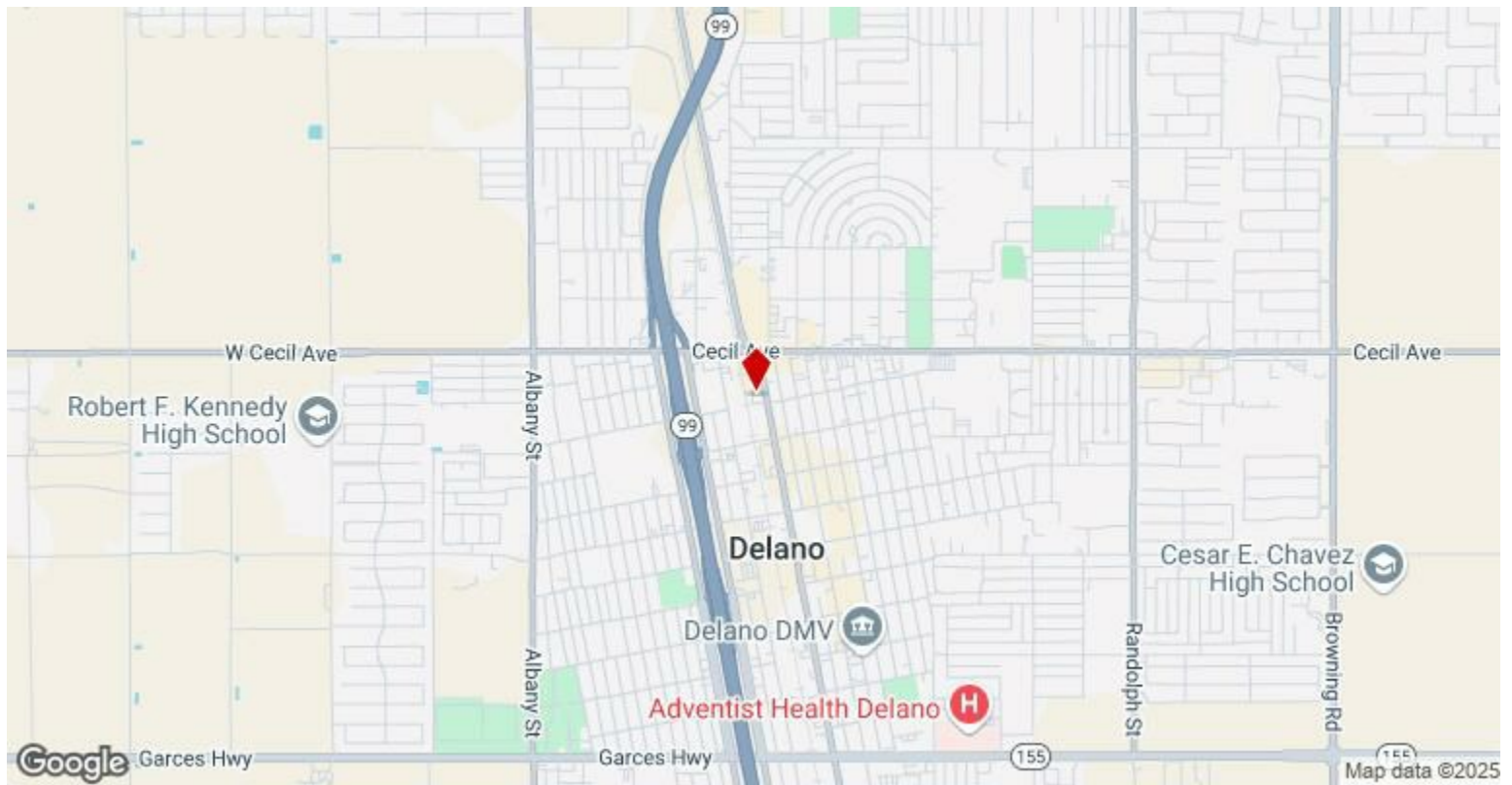
Almost an Acre of improved mid-block parcel containing two buildings totaling 5,600 gross leasable square feet. The quick lube and auto repair shop consist of 2,000sf, the express car wash is about 3,600ft, including 1,300sf (vacant) c-store. Complete solar system installed! Location has been used as a car wash for over 40 years!  
 Landlord owns businesses and property ( absent owner -user-operated). Sold as-is for \$1,299,000!...

Rare Opportunity!!! Priced to Sell! Real Estate & Business Sale!  
 Land, including Express Car Wash/C-Store, Auto Repair Shop/Lube with Complete Solar System Installed and Paid Off!  
 High traffic counts. High visibility with ease of access from High Street. Property has lots of potential to expand/upgrade....

- Express Car Wash/Mechanic Shop,/Lube/Oil Change/C-Store totaling 5,600SF
- Solar System Installed
- 1 Acre of GC Land



Price:	\$1,299,000
Property Type:	Specialty
Property Subtype:	Car Wash
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	1.00 AC
Gross Building Area:	5,600 SF
Sale Conditions:	Business Value Included
No. Stories:	1
Year Built:	1979
Parking Ratio:	0/1,000 SF
Zoning Description:	GC
APN / Parcel ID:	037-020-12-00-9
Walk Score ®:	87 (Very Walkable)



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IMG\_6387



## Property Photos





## Property Photos



IMG\_6377



IMG\_6384



## Property Photos



IMG\_6376



IMG\_6386



## Property Photos



IMG\_6385



IMG\_6379



## Property Photos

