

**HEIGHTS CAR WASH**

**7011 Cantrell Road Little Rock AR 72207**

# OFFERING MEMORANDUM



**WEST GROUP REAL ESTATE, Listing Broker**

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# SUMMARY

Heights Car Wash is located at 7011 Cantrell Road at the intersection of Kentucky Ave and Cantrell Road, which sees an average of 29,000 cars per day (2023).

It includes a 1,764 square foot building with two drive-through car bays and a heated mechanical closet on .27 acres of land. The land is zoned C-3 with a conditional use permit (CUP) required.

The car wash bays are fully operational and include pay kiosks for cash and credit card payments. The computer for the POS system is in the mechanical room. Each kiosk includes safety lock cylinders and anti-theft barrel locks. There are two coin-operated (cash only) vacuum cleaners.

The lot is fully asphalted and concreted in some areas. There is a sign on Cantrell Road. The exterior lighting has been upgraded on the building to LED. Three "Ring" brand cameras are in use around the building and inside the mechanical room.

The perimeter fence was partially replaced in July 2024.

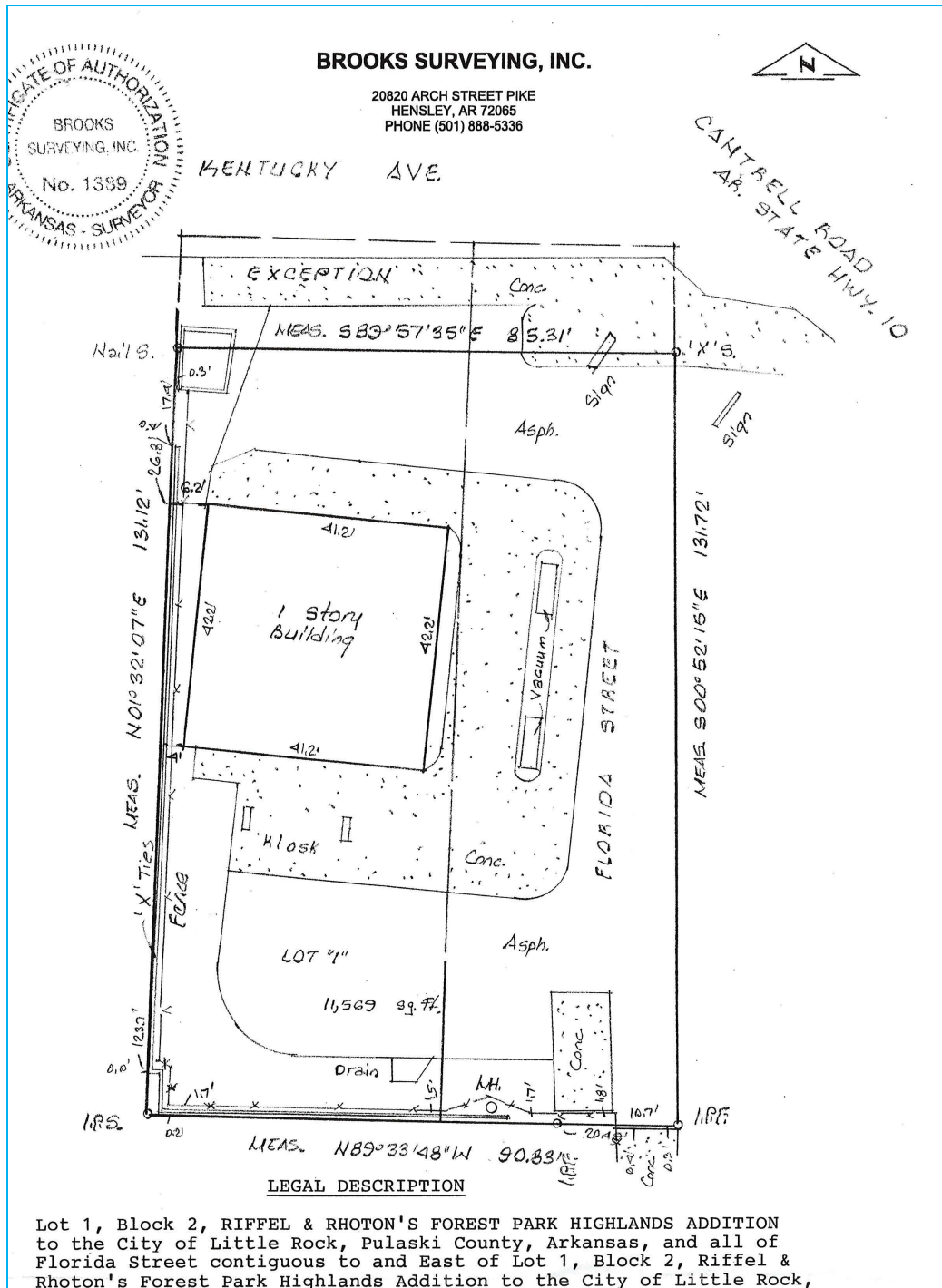
Utilities include electricity, gas, water/sewer and internet.

The property is located in a neighborhood mix of retail, restaurant and residential homes which is favorable for car wash activity.

The property is listed for sale for \$300,000 cash at closing.

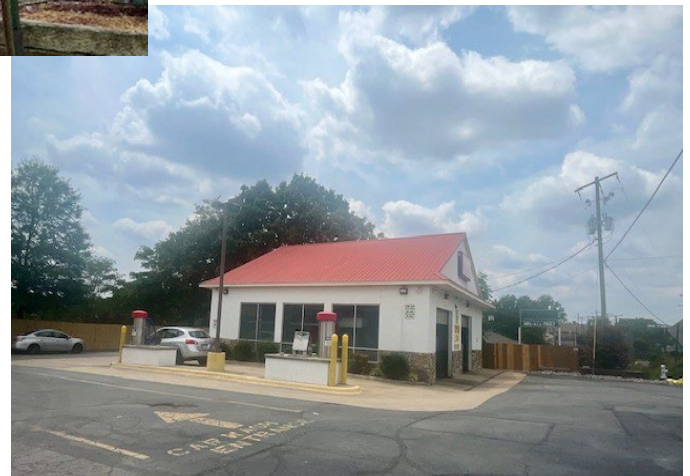
This property, while performing as a car wash, is also a good candidate for redevelopment for drive through uses with smaller building foot prints.

# PROPERTY SURVEY





# PROPERTY PHOTOS



# FINANCIALS

PROVIDED UPON COMPLETION OF CONFIDENTIALITY AGREEMENT



# MAPS / DEMOGRAPHICS



## Zoning – C3 with Conditional Use Permit

