

640 N. BISBEE AVE
WILLCOX, AZ

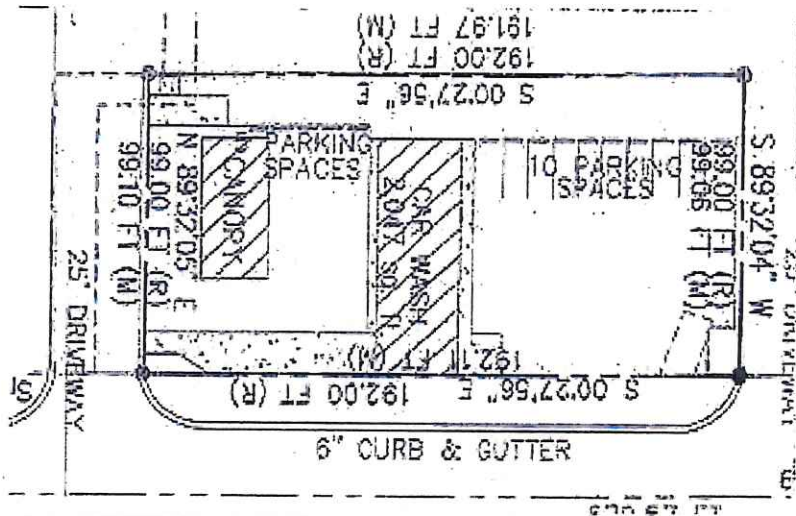


FOR SALE: \$350,000

CAR WASH SITE IN GROCERY ANCHORED CENTER

This approximately 19,166 SF pad site was an operating car wash. The subject property has four covered bays and an office. Also included is a metal carport and a covered detail area. The car wash is closed and the touchless automatic car wash bay is currently not in good working order.

- ✓ **Price:** \$350,000
- ✓ **Building Size:** ± 1,032 SF
- ✓ **Lot Size:** ± 19,166 SF
- ✓ **Parcel Number:** 202-43-006C
- ✓ **Property Taxes:** \$1,641.66 (2020)
- ✓ **Additional Charges:** Buyer to pay to shopping center property manager their pro rata share of common area charges and insurance.
- ✓ **Zoning:** H-1 (Highway-1) City of Willcox
- ✓ **Floor Drains:** 4 large drains (approx. 3'x4') one in each bay and one 8" drain in office
- ✓ **Use Restrictions:** To be approved by Landlord and/or Safeway



Demographics*	1-Mile	3-Mile	5-Mile
Est. Population	1,430	2,292	3,566
Est. Avg. HH Income:	\$42,666	\$42,641	\$39,550

**source: Meridian Econometrics 2020*

Traffic Counts: Exit 340 Rex Allen Drive: 18,200 VPD (CoStar 2019)
 N. Bisbee Ave: 3,976 VPD (CoStar 2019)