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 Roger A. Pencek / Broker

**Acquisitions, Businesses & Investments, L.L.C**

(aka) Car Wash Brokers, Inc.

**11408 N Blackheath Rd, Scottsdale, AZ 85254**

2/12/2026

**TYPE OF BUSINESS:** Vacant Land (Entitled Car Wash)

Listing Agent: John Mitchell &amp; Roger Pencek

Bus. Name: Kleen Express, LLC

Address: 3141 E. Ocotillo Rd.

City: San Tan Valley State: AZ Zip: 85140

Yrs. in Operation: N/A By Seller: N/A

Reason for Sale: Other interests

**FINANCIAL DATA**Purchase Price: **\$1.3M**

Down Payment: Cash

Balance:

**OWNERS TERMS:**

Terms/Yrs.: cash

Monthly Payment:

Other: N/A

**LEASE INFORMATION**

Bldg. Size: N/A sq. ft. Lot Size: 78,408 Mo Rent: FEE

Major Cross St: Ocotillo Rd. and Schnepf Rd.

Lease Period: N/A Options: N/A Deposits: N/A

**REAL ESTATE (if applicable)**

Sale Price: included

Int % N/A

**SELLERS ESTIMATE OF MARKET VALUE**

Equip/Fix: \$0

Leasehold interest: \$0

Inventory: \$0

Tenant Improvements: \$0

Cov. Not to Compete: \$0

Business Name: \$0

Goodwill: \$0

Contracts: \$0

Franchise/License: \$0

Other: (Land) \$1.3M

Other: (Bldg.) \$0

**TOTAL: \$1.3M****GENERAL INFORMATION** N/A

Days/hrs. open: N/A

Seller's Duties/hrs. worked: N/A

Family/Partners work hours: N/A Full Time 0

Number of employees: N/A N/A Part Time

License Requirements: Stock X

Type of Sale: N/A

Seller Train Buyer @ N/C: N/A

How Long?: N/A

**COMMENTS:**

Directions: Parcel # 104-27-006N

Shovel ready with existing permits.

Great demographics.

Next to San Palomas Luxury Homes Development.

Growing location - little competition in area.

Call for details.

**BUSINESS FINANCIALS:**

Total Sales: 2026 - Vacant Land

Cost of Goods:

Gross Profit:

Benefits &amp; Income:

**DISCLAIMER:** The information contained herein is provided by the Seller, has not been audited, nor investigated by ABI L.L.C. or CWB Inc. (Broker) and is subject prior to sale. A prospective Buyer is expected to fully investigate the business to his/her satisfaction before purchasing.

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