



**Property Type:** Comm/Industrial  
**Status:** Active  
**Taxes:** \$8,236  
**Tax Key:** 151032223032020  
**County:** Racine

**List Price:** \$1,500,000  
**For Sale/Lease:** For Sale Only  
**Est. Acreage:** 1.32  
**Tax Year:** 2023  
**Days On Market:** 1

**Est. Total Sq. Ft.:** 1,260  
**Flood Plain:** No  
**Occ. Permit Required:**  
**Zoning:** B3

**Est. Year Built:** 1990  
**Year Established:**  
**Parking:** 50  
**Occupied:** Y

**Bus/Com/Ind:** Business  
**Name of Business:**  
**Industrial Park Name:**  
**Lease Amount:** \$ /  
**Avg Rent/SqFt:** \$0

**Sched. Gross Income:** \$0  
**Gross Operating Inc:** \$0  
**Net Operating Income:** \$0  
**Total Operating Exp:** \$0  
**Vacancy Allowance:** \$

**Directions:** Hwy 31 to Regency West Drive west to property

**Type Commercial:** Special Purpose; Professional Service; Other  
**Type of Business:** Other  
**Location:** Free Standing; Business District  
**# of Stories:** 1  
**Proximity to HWY:** 5-7 Miles  
**Road Frontage:** Town/City Road; Paved Road; Near Public Transit  
**Exterior:** Brick  
**Roofing:** Rubber  
**Avg Ceiling Height:** 8'-10'  
**Truck Door Height:** No Truck Door

**Heating/Cooling:** Natural Gas  
**Terms/Misc:** Land Contract; Owner May Assist  
**Water/Waste:** Municipal Water; Municipal Sewer  
**Municipality:** Village  
**Miscellaneous:** Security Equipment; Fixtures; Furniture; Inventory Included; Security Lighting; Office(s)  
**Occupied:** Not Vacant  
**Basement:** None  
**Expenses Include:** None  
**Sale Includes:** Real Estate; Business Name; Machinery; Other  
**Documents:** Survey; Equipment List  
**Occupancy:** See Listing Broker

**Remarks:** Fantastic opportunity to own a fully operational car wash on over an acre of prime location real estate. Total of 9 car wash bays-7 self service bays, 2 fully automatic touchless car wash lanes. One of the self-service bays is fully heated and insulated, which adds more opportunity for additional business ideas- detailing, window tinting, mechanic. Great location in high traffic commercial area. Nearby businesses include McDonalds, Best Buy, DSW, Harbor Freight, Michael's, Barnes and Noble, and much more. All equipment included and has been meticulously maintained. Large 1.32 Acre lot leaves plenty of room for expansion. Don't miss out on this opportunity.

**Inclusions:** All business and carwash equipment, machines, and supplies.

**Listing Office:** First Weber Inc- Racine: fwg18

**LO License #:** 833993-91

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing. Copyright 2024 by Multiple Listing Service, Inc. See [copyright notice](#). Prepared by Andrew Bollmeier, Broker Associate on Friday, May 31, 2024 5:50 PM.