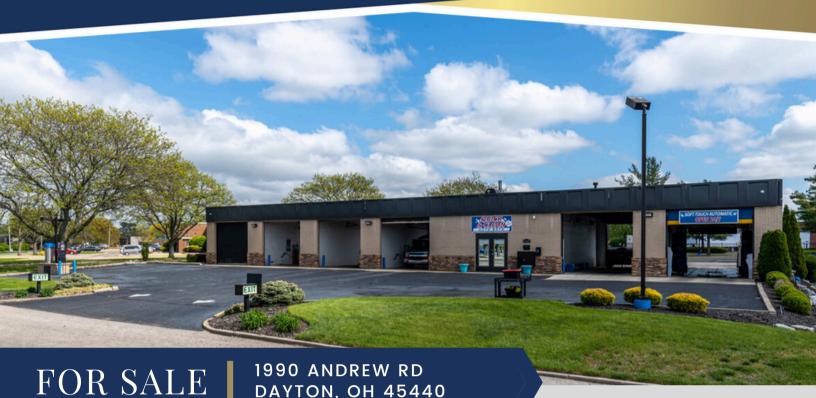
IRONGATE COMMERCIAL

CAR WASH FOR SALE IN PRIME LOCATION



Property Highlights

- CAR WASH FOR SALE IN PRIME HIGH TRAFFIC LOCATION
- SURROUNDED BY NUMEROUS LARGE APARTMENT COMPLEXES, RETAIL, AND
 PROFESSIONAL OFFICES
- EXCELLENT AND VISIBLE SIGNAGE IN PLACE
- NEXT DOOR TO BRAND NEW RETAIL STORE
- FOUR (4) SELF-SERVE BAYS THREE (3) ARE FUNCTIONAL
- TWO (2) AUTOMATIC WASH BAYS ONE (1) FUNCTIONAL
- SELLING AS-IS
- TAX RETURNS AVAILABLE WITH SIGNED CONFIDENTIALITY AGREEMENT

Offered at: \$425,000

CARMEN OSENBAUGH | 937.307.0178 CARMEN.OSENBAUGH@IRONGATEREALTORS.COM

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2023 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	32,032	162,585	467,251
HOUSEHOLDS	14,229	71,452	191,369
HH INCOME	\$90,354	\$95,886	\$85,563

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The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing or leasing the Property at this time, please return all materials you received relating to the Property to the Broker as notice that you have no further interest in pursuing the property.

