

# 17548 Penn Valley Drive

PENN VALLEY, CA

±8,460 SF | .98 Acres

**Fully Turn-Key Automotive Service & Carwash Facility  
with Income-Producing Mini-Storage**

**\$1,100,000 (\$130.02/SF)**



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PENN VALLEY DR.



## Executive Summary

Tucker Commercial is pleased to present 17548 Penn Valley Drive in Penn Valley, CA—an exceptional, fully turn-key opportunity combining a quick lube, automotive repair facility, drive-through carwash, and income-producing mini-storage in one of Nevada County's most supply-constrained automotive corridors. Built in 2003, the ±8,460 SF facility sits on a ±0.98-acre C2-SP zoned parcel in downtown Penn Valley and features durable block, stick-frame, stucco, and steel construction with metal roofing.

The facility includes two fully equipped quick-lube and automotive repair bays with oil pits, a one-bay drive-through carwash with a self-service shampoo/conditioner applicator and vacuum station, and ten large self-storage units, consisting of six 12'×30' units and four 12'×35' units. The storage component is currently 100% occupied at approximately \$300 per month per unit, creating reliable supplemental income. All automotive, carwash, and operational equipment is included in the sale.

Offered at \$1,100,000 (\$130.02/SF), 17548 Penn Valley Drive is ideally suited for owner-users in the automotive sector seeking expansion or the opportunity to purchase rather than lease their operating facility.

Financials available upon execution of a confidentiality agreement.



## About Eagle Quick Lube

The business has operated for more than 12 years and maintains a loyal customer base, with approximately 60% of revenue generated from oil change services and 40% from general automotive repair. Current ownership is retiring, and no value is being ascribed to the business, allowing a buyer the freedom to rebrand or continue operations under the well-established Eagle Quick Lube & Car Wash identity. Long-term employees would like to remain with the new operator, and the seller is willing to stay on temporarily to assist with training and operational transition, providing a smooth handoff to incoming ownership.





## Property Details

|                           |   |
|---------------------------|---|
| <b>Lot Size</b>           | ±0.98 Acres   |
| <b>Building Size</b>      | ±8,460 SF   |
| <b>Zoning</b>             | C2-SP   |
| <b>Year Built</b>         | 2003  |
| <b>Construction</b>       | Block, stick-frame, stucco & steel with metal roofs |
| <b>Sewer</b>              | Public Sewer  |
| <b>Water</b>              | Piped Treated Water                                 |
| <b>Electricity</b>        | PG&E  |
| <b>Natural Gas</b>        | PG&E  |
| <b>Equipment Included</b> | Yes – all major equipment                           |

## Location Highlights

The property benefits from a highly captive trade area with extremely limited competing automotive or carwash providers. Nearby Lake Wildwood, a private gated community, includes roughly 5,000 residents, and the immediate Penn Valley, Rough & Ready, and surrounding areas add more than 2,500 residents. Combined with strong visibility and easy access, the property enjoys consistent demand and excellent long-term operating fundamentals.



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