

# AUTOCLEAN CAR WASH FOR SALE

414 Interchange Drive | Fulton Ms 38843



324 Troy Street  
Tupelo, Ms  
38804  
662-842-8283  
[www.TRirealEstate.net](http://www.TRirealEstate.net)



**LONG SUCCESSFUL  
OPERATING HISTORY!**

# Executive Summary

TRI Inc is pleased to offer this combo brush spray / in-bay automatic car wash located in the primary retail district of Fulton, Ms. The property, constructed in 2001, includes 1 in-bay, 5 wash bays, and 5 high-powered vacuums. The subject is the only wash of its kind in the market generating \$145,000 in gross annual revenue. The expense ratio in 2023 was 29% yielding a net income of \$102,604. This wash doesn't need to be a destination due to its location on the access road into the county's only Super Walmart and shadow-center including neighbors like CATO, Rent-a-Center, McDonald's, Wendy's, a physical therapist, and an urgent care clinic. Modest pricing combined with a superior location powers this investment opportunity!



**Super Walmart Outparcel Location  
Highest Quality Traffic Volume in the  
Market!**

# Location Map

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