



1102 3rd St

1102 3rd St, Farmville, VA 23901



**SHAHEEN
RUTH, MARTIN
& FONVILLE**
COMMERCIAL
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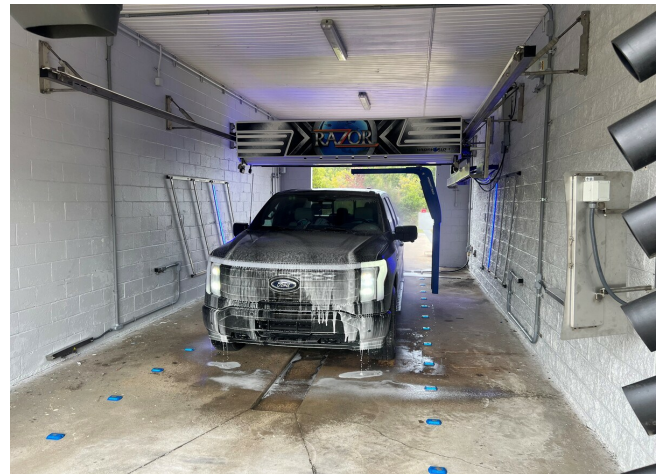
1102 3rd St

\$500,000

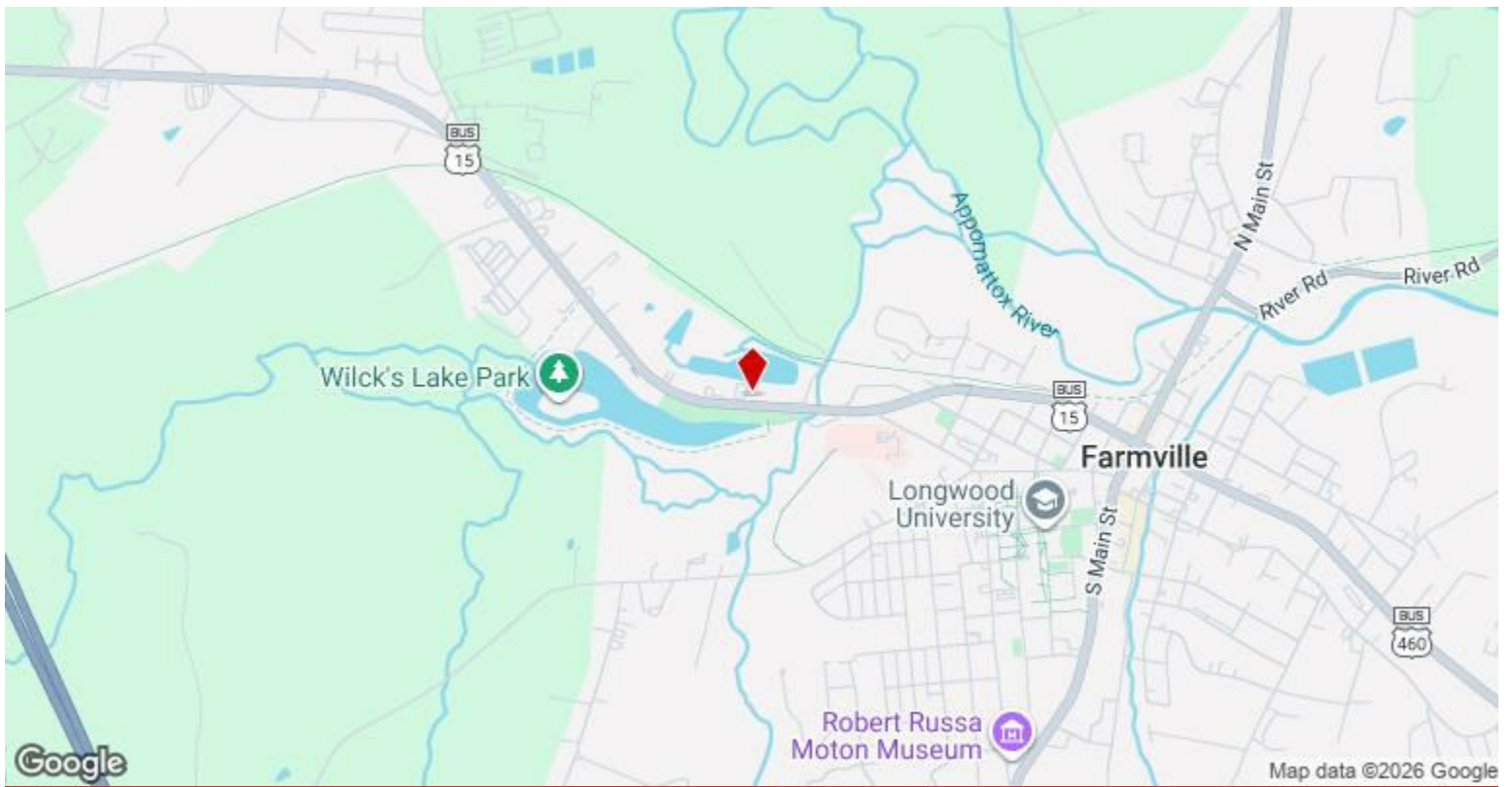
Positioned in the college town of Farmville, Washbox Carwash at 1102 3rd Street offers an established, income-producing car wash operation paired with a historically well-rented garage apartment in the rear building — creating multiple revenue streams in a single investment.

This property features one automatic touch-free bay and one self-serve bay, supported by a loyal customer base and strong market recognition throughout the Farmville area and greater Richmond metro. The business is fully operational and includes all car wash equipment, providing a seamless, turnkey acquisition for an owner-operator or investor.

Significant upgrades and capital improvements have been completed over the past two to three years, enhancing both operational efficiency and long-term value. Additional upside remains through the opportunity to introduce monthly subscription plans and expand recurring cash flow. This property is offered as one of two Washbox Carwash locations; see 2011 S Main St for separate listing.



Price:	\$550,000
Property Type:	Specialty
Property Subtype:	Car Wash
Building Class:	C
Sale Type:	Owner User
Lot Size:	0.49 AC
Gross Building Area:	1,896 SF
No. Stories:	1
Year Built:	2001
Zoning Description:	B3 Business
APN / Parcel ID:	023A3-A-7
Walk Score ®:	24 (Car-Dependent)



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Property Photos



Building Photo



Building Photo

Property Photos



Property Photos



Building Photo



Building Photo