



## **SPACE AVAILABLE:**

Building | 8,533 SF

Lot | 76,666 SF (1.760 Acres)

## **PRICE:**

\$1,500,000.00



## **Mike Ilse**

**Broker Associate | Partner  
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## **HIGHLIGHTS:**

- Established Truck Wash that opened in 2014
- Located along a very busy truck route
- Building Structure is Precast Concrete all around
- (2) bays that are each 109ft long & 25ft wide
- Each bay features heated bibs on the outside of each door to prevent ice buildup during the winter months
- Currently offers washes for all types of vehicles including semi trucks (tractor/trailer, flatbed, and grain trucks), vans, SUVs, cars, and more.
- The business also offers grain truck hopper clean outs

**424 S 3rd Street, Suite 2 | Bismarck, ND | [WWW.ASPENGROUPPREALESTATE.COM](http://WWW.ASPENGROUPPREALESTATE.COM)**

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## PROPERTY DETAILS

**PID#:** 61-0053597

**LEGAL DESCRIPTION:** UNPLATTED HWY 8 LOT 1 OF SUBLOT B OF OUTLOT 10 OF SWSE S28 T156 R91 (HURRICANE EXPRESS)

**YEAR BUILT:** 2013

**ZONING:** C1 - Commercial

**2023 TAXES:** \$7,427.75

**SPECIAL ASSESSMENTS:** None at this time

## ADDITIONAL INFORMATION

- Additionally the truck wash offers detailing services by appointment only for cars, pickups, SUVs, and large trucks
- While customers wait for their car to be finished they can provide a complimentary vehicle, a place to relax and watch TV, free Wi-Fi and access to a private shower.
- 2 office spaces are located inside the building along with a restroom, reception area, and a break room
- There is an additional building on the south side of the property that was previously used as a decal shop and could easily be turned into an additional business.
- The Truck Wash currently employs 13 people, one of which is a full time operations manager
- The property sale also includes a skid steer, bucket truck, and pickup truck



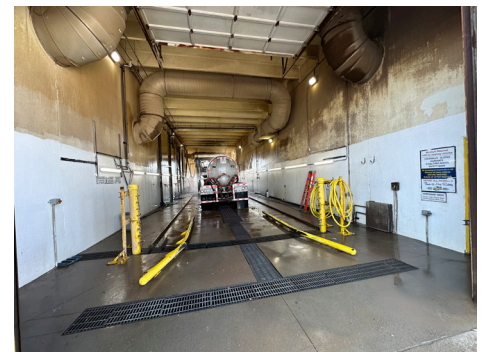
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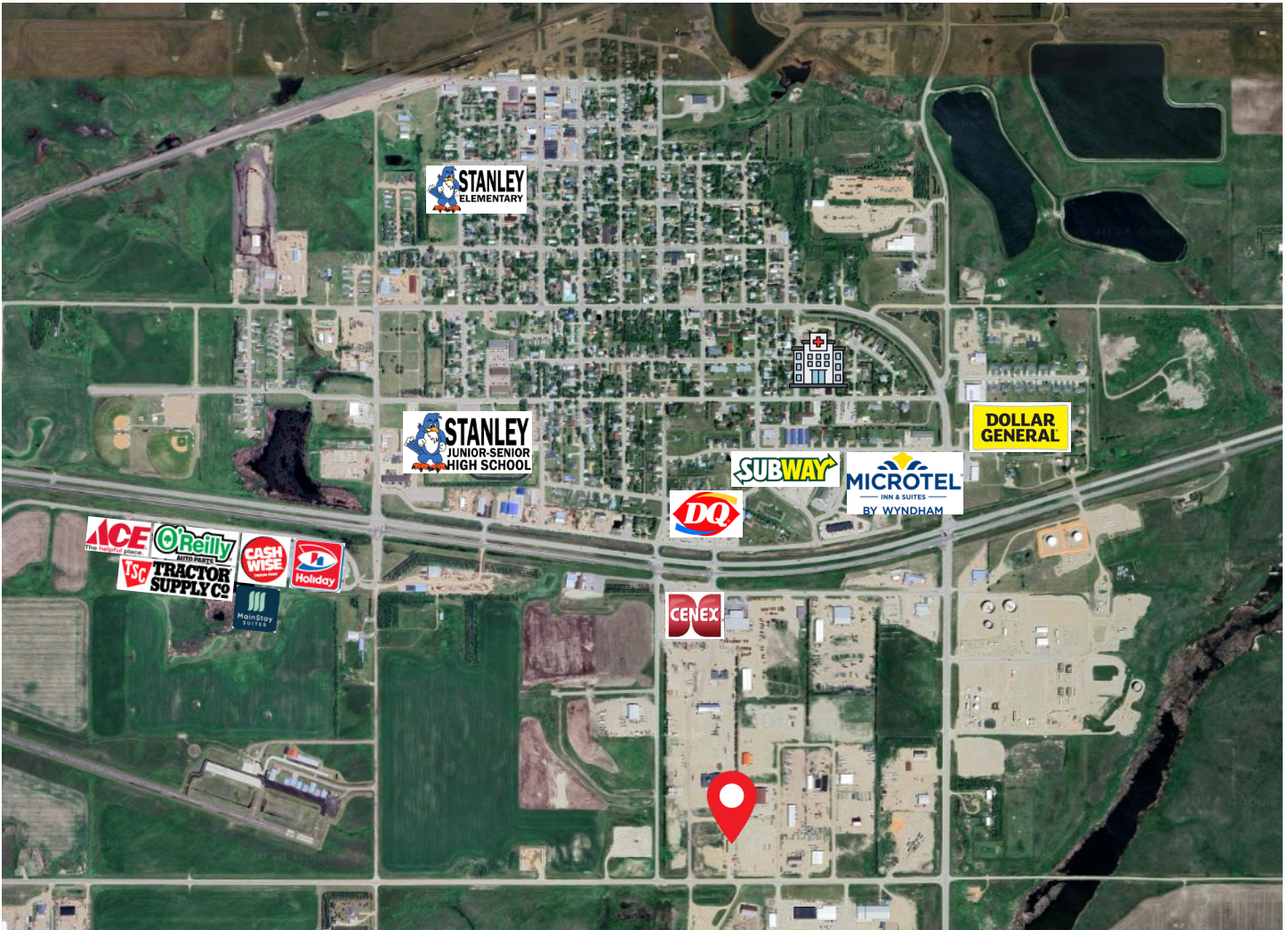
# PROPERTY PHOTOS



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# LOCATION MAP



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