

COMMERCIAL SPACE FOR LEASE

**\$2,200/mo**

BOTH BAYS

# Two Drive-Through Wash Bays

5466 E Livingston Ave • Columbus, OH 43232



**2**

WASH BAYS

**Pull-Thru**

BOTH ENDS OPEN

**Water+Drains**

IN PLACE

**Heavy**

DAILY TRAFFIC

## Ready to open.

Two center wash bays on one of the east side's busiest commercial corridors. Both are pull-through with overhead doors on each end, so cars flow straight in and out with no backing up. The wash setup is largely in place, so a self-serve, hand wash, or detail operator can step in and get to work.

## HIGHLIGHTS

- Pull-through layout, overhead doors on both ends
- Boom arms, wand and hose stations mounted
- Center trench drains and washable wall panels
- Large shared paved lot with heavy parking
- Neighboring tire shop and touchless wash draw steady auto traffic

**Kerlous Tadres**

LEASING CONTACT

**(614) 490-1163**

[calendly.com/kerlous-614/30min](https://calendly.com/kerlous-614/30min)

Information deemed reliable but not guaranteed. Bay dimensions and utility metering to be verified by tenant. Rent is \$2,200 per month for both bays.

# The Space

5466 E LIVINGSTON AVE



## GOOD FIT FOR

- Self-serve or hand car wash
- Auto detailer wanting a fixed base
- Auto-related use needing drive-through space with water and drains

## THE LOCATION

East Columbus, 43232. A dense retail and auto-services stretch of E Livingston Ave with strong daily traffic and easy in-and-out access from both directions. Your bays and signage sit in front of thousands of vehicles a day.

**Kerlous Tadres**

SCHEDULE A WALK-THROUGH

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