



## Carmel Car Wash

FOR SALE - REDUCED SALE PRICE!

1199 Jacks Run Road (PA Route 48)  
North Versailles PA 15137

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# PROPERTY HIGHLIGHTS

## FEATURES:

- Two-Story Office/Detail Shop & Car Wash Building
- 1-Auto Wash Bay | 4-Self Wash Bays
- Acreage: 1.4253 Acres
- Age of Building: 2003
- Zoning: (MU) - Mixed Use
- Metal Roof
- Office Space: 2-private offices, 1-large conference room, 1-large cubicle area, 1-kitchen, and 2-ADA restrooms



## TOTAL SIZE:

5,464 +/- SQ FT.

## AVAILABLE SPACE

Office Space: 1,890 +/- SF

Car Wash: 2,756 +/- Total SF

Four (4) Spray Bays:

- 1,664 +/- Total SF or each bay @ 16' x 26'

Auto Bay: 16' x 26' or 416 SF each

Detail Shop: 676 +/- SF (26' x 26')



## LOT & BLOCK

646-H-200

## SALE PRICE:

**\$895,000 - REDUCED \$795,000**

NOI: \$65,289 | CAP Rate: 8%

(MAI Appraisal 2022 @ \$1,100,000)

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# LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2024 Population	3,146	39,213	127,500
Median HH Income	\$66,378	\$51,273	\$52,016

