



BUSINESS ADVISORS

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**VIP Express Car Wash and Car Care Center
44267 Division Street, Lancaster Ca 93535
Asking Price: \$4,200,000.00 including Property
Please do not speak to anyone at this location!!!**

This state of the art express car wash and car care center was recently converted to express car wash and opened up about 2 weeks ago. The sellers spent over \$1.1 million on the conversion with adding state of the art equipment including 18 vacuums. This property is over 1 acre, about 6000 sq ft car wash building and 5 bay shops about 5000 sq ft.

This location has been in business since the early 80's.

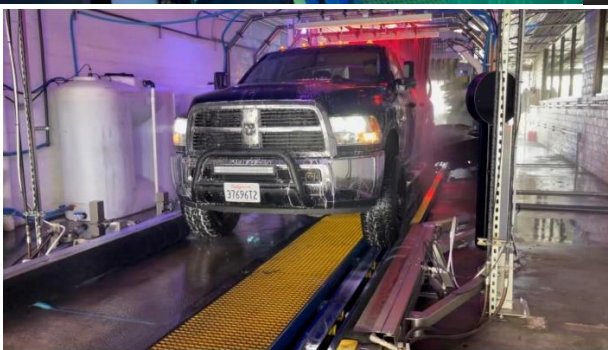
Both the Car wash and shops service major national fleet accounts.
This is a great opportunity to own 2 businesses out of the same location.

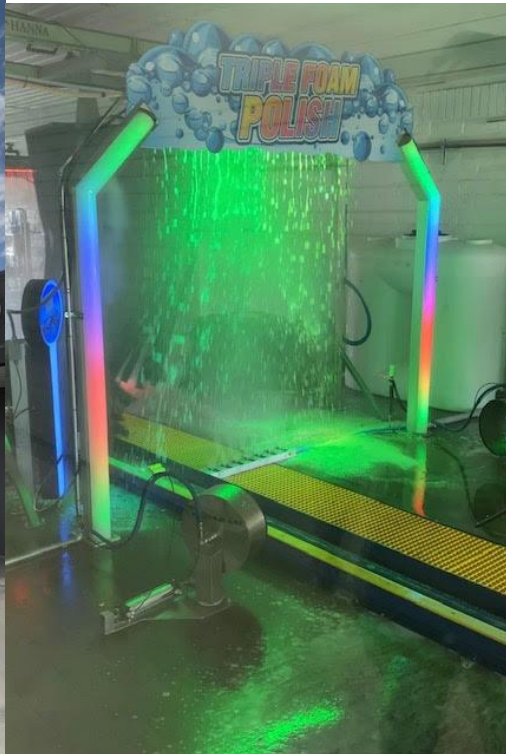
Gross sales For the shops are about \$70K to 75,000/M + and can easily be increased.

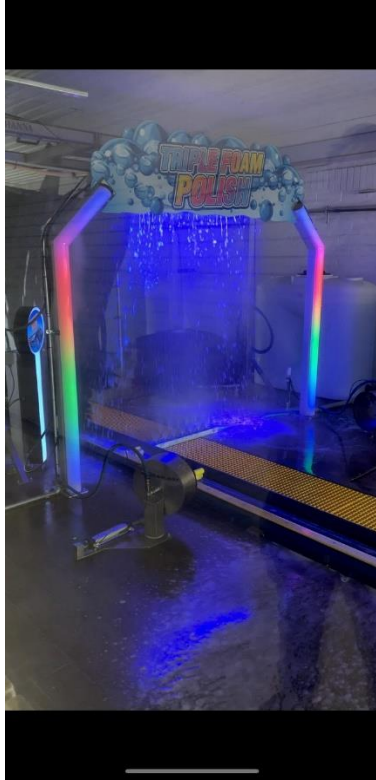
The Car wash can handle over 500 cars per day.

Shop services about 800 cars / month.

Please Provide signed NDA and Proof of Funds for more Information









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Houmehr "Mike" Panoussi

16200 Ventura Blvd, Suite 319. Encino Ca 91436

Cell: 661.816.1141

E fax: 877.661.0777

panoussi.Lba@gmail.com

BRE # 01853627

Liberty Business Advisors (Palmdale Office)
530 Commerce Ave Unit D, Palmdale Ca 93551

Liberty Business Advisors Of San Francisco
675 Ygnacio Valley Road Suite A202
Walnut Creek Ca, 94596

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