



## **CAR WASH** **BUSINESS & REAL** **ESTATE FOR SALE**

**BUILDING NAME:** **HYDRO BLUE LLC**

**SPACE:** 3,613 ±

**LOT SIZE:** 0.51 Acres

**ADDRESS:** 2125 Washburn St., Scranton PA 18504

**ZONING:** N – City Neighborhood Mixed

**CONSTRUCTION:** Block construction.

**INTERIOR FINISH:** Roof on car wash & detached garage replaced in 2023 Also replaced in 2023, (4) new vacuum systems, Rinnai On-Demand water heaters, online security system, pumps, detergent dispensers, wands, brushes, arms, Bay walls, ceilings, facia upgrade & all water lines.

**ELECTRICAL:** 200-amp service.

**LIGHTING:** LED added in 2023

**PARKING:** 8 paved spaces on site. 2.21 per 1,000SF parking ratio

**PRICE:** **\$595,000.00**

**COMMENTS:** Located within 2 miles of downtown Scranton.  
Less than 3 miles to I-81, I-380 and the Scranton Expressway.  
Walking distance to residential neighborhoods.