

Car Wash on E. Riverside

1729 E Riverside Blvd, Rockford, IL, 61114

Car Wash For Sale

Prepared on January 08, 2026

1 of 1 Listings



Listing Details | Specialty For Sale

| | | | |
|-----------------------|-----------------------------|----------------|------------|
| Total Available Space | Unknown | Vacant | Yes |
| Asking Price | \$500,000 | Available Date | 12/10/2025 |
| Listing Price Per SF | \$137.55 | Days On Market | 30 days |
| Cap Rate (Actual) | - | Date Listed | 12/09/2025 |
| Possession | Now | Last Modified | 12/11/2025 |
| Signage | On Building & Free-Standing | Listing ID | 43987804 |
| Show Instructions | Call broker | Parking Spaces | - |

Description

Great opportunity to acquire a turnkey, income-producing car wash located at 1729 E. Riverside Blvd. in Rockford, Illinois. The property generates approximately \$125,000 in recent annual sales and sits along one of the area's highest-traffic, highest-visibility corridors. The site features 4 self-serve bays and 2 automatic touchless bays, offering customers both hands-on and fully automated wash options. Operating 24/7, the car wash competes effectively with modern tunnel washes by combining constant availability, touchless technology, customer convenience, and its excellent exposure on Riverside Blvd.

Over the past 12 months, the owner has completed numerous upgrades, including the installation of solar, which helps offset utility expenses and enhances long-term operating efficiency. Additional equipment, site, and aesthetic improvements position a buyer to step into a well-maintained asset without major near-term capital expenditures. The seller is reallocating capital into another project, creating an opportunity for a new owner to benefit from these recent investments.

From a tax standpoint, car washes can be highly attractive assets due to the ability to depreciate equipment and improvements on an accelerated basis, and in many cases, to utilize bonus depreciation. Buyers may be able to apply strategies such as cost segregation and accelerated depreciation to significantly shelter taxable income in the early years of ownership, improving after-tax returns. Prospective buyers should consult their tax and accounting professionals regarding how bonus depreciation and other incentives may apply to this property.

Property Features

Location Details

| | | | |
|---------|---|---------|------------------------|
| Address | 1729 E Riverside Blvd, Rockford, IL, 6... | Parcels | 12-05-401-020 |
| Zoning | C2 | Name | 1729 E Riverside Blvd. |
| County | Winnebago | | |

Building Details

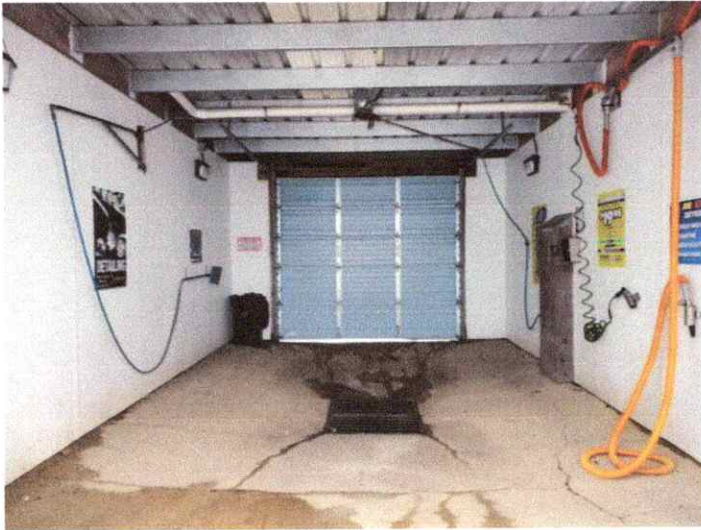
| | | | |
|---------------------|------------------------|----------------------|---------------|
| Sub Type | Car Wash | Year Built | 1989 |
| Building Status | Existing | Primary Constr. Type | Masonry |
| Building Size | 3,635 SF | Occupancy Type | Single Tenant |
| Land Size | 0.76 Acres / 33,106 SF | Water | Yes |
| Number of Buildings | 1 | Sanitary Sewer | Yes |
| Number of Floors | 1 | | |

Property Listings

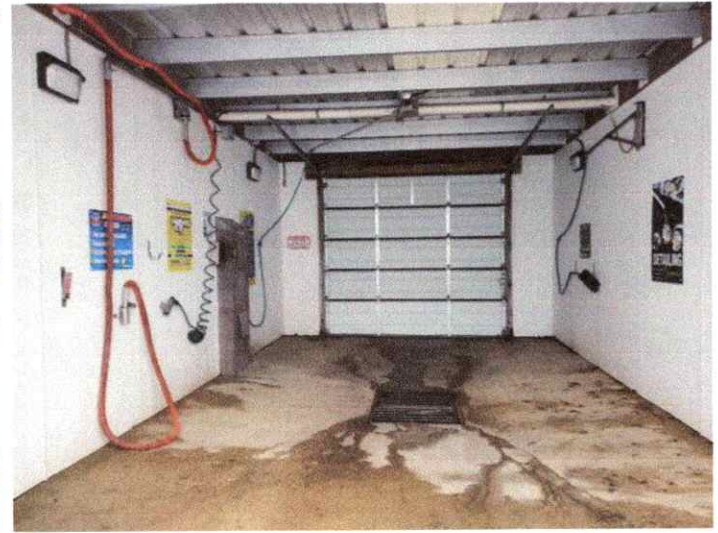
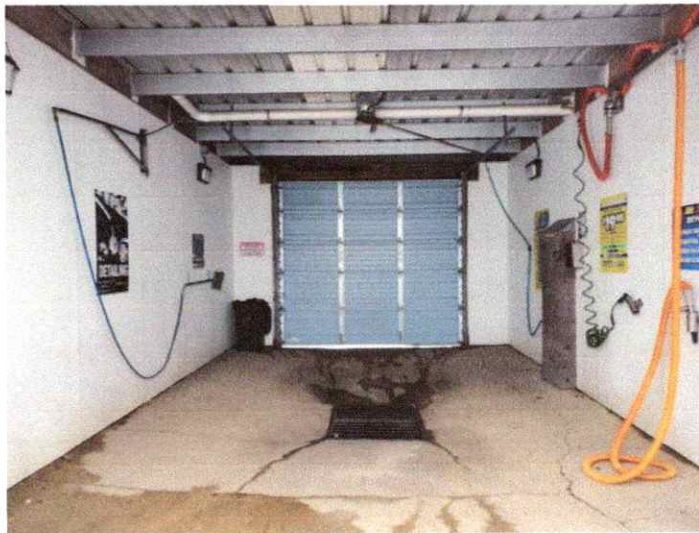
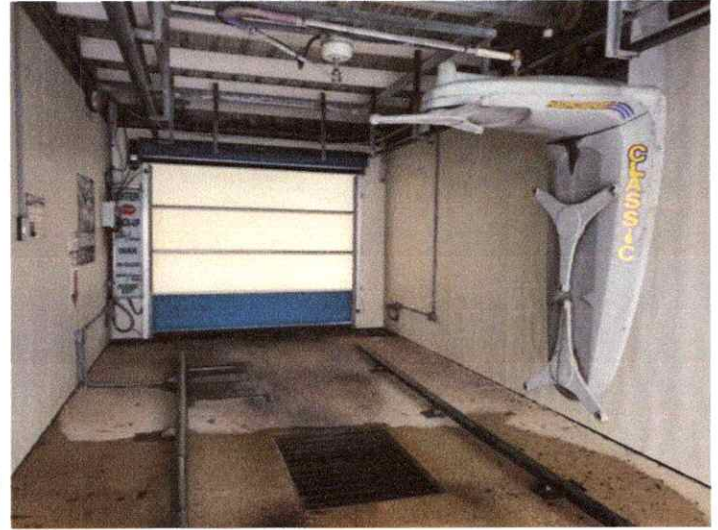
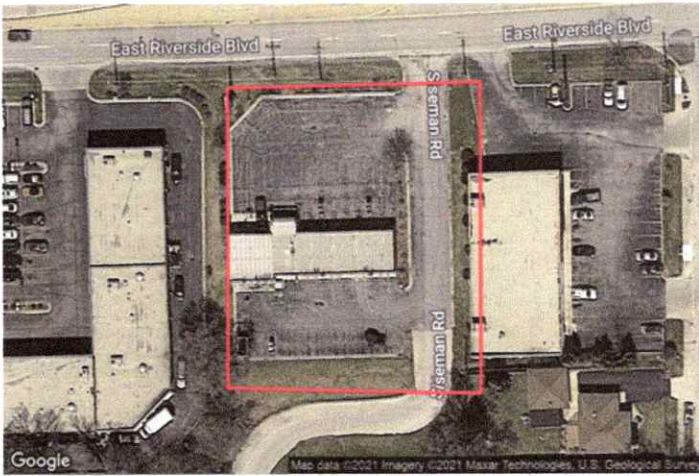
1 Listing | --- | \$500,000

| Type | Condo | Space Use | Suite | Available Space | Rate | Available |
|----------|-------|-----------|-------|-----------------|-----------|------------|
| For Sale | - | Specialty | - | - | \$500,000 | 12/10/2025 |

Additional Photos









Contact



Tom Ewing CCIM, CPM, RPA, MCR
 815-703-6677
TomEwing@IllinoisCCIM.com

GAMBINO REALTORS-Rkfd

1729 E Riverside Blvd

MOODY'S

GAMBINO REALTORS-Rkfd

3815 N MULFORD RD Rockford, IL 611145622 | 815-282-2222

1729 E Riverside Blvd.

1729 E Riverside Blvd, Rockford, IL, 61114

Car Wash

Prepared on January 08, 2026
0



Property Features

Location Details

| | | | |
|---------|---|---------|------------------------|
| Address | 1729 E Riverside Blvd, Rockford, IL 61... | Parcels | 12-05-401-020 |
| Zoning | C2 | Name | 1729 E Riverside Blvd. |
| County | Winnebago | | |

Building Details

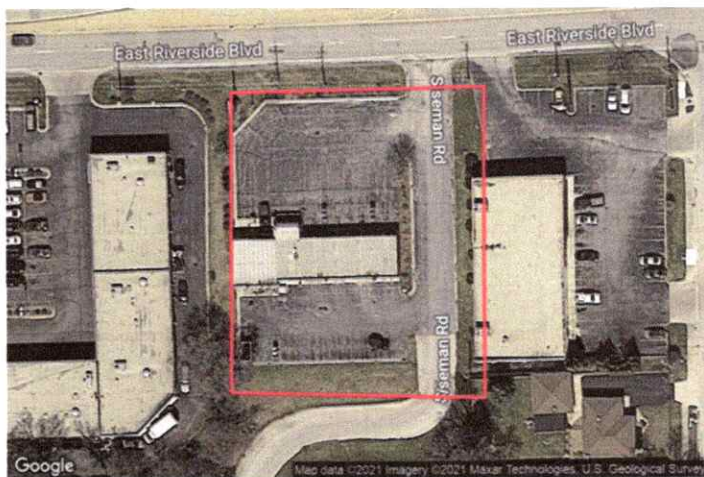
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Additional Photos



Contact



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GAMBINO REALTORS-Rkfd

ROCKFORD TOWNSHIP PROPERTY INFORMATION

| | | | |
|----------|--------|---------------------|-----------|
| Property | Aerial | Values & Exemptions | Tax Bills |
|----------|--------|---------------------|-----------|

Property Location

Parcel Number:

12-05-401-020

Property Code:

149D261

Address:

1729 E RIVERSIDE BLVD

Rockford, IL 61114

Taxpayer:

DELONG CAR WASH LLC,

1929 S SHORE DRIVE

DELAVAN , WI 53115

Legal Description

PURI-MALLQUIST SUB PT SE1/4 SEC 5-44-2

LOT 1

SEC / TWP / [LOT] / RNG [BLK] / ACRES

000

001

000

0.00

Improvement Information

NBHD:

26822

Class:

COMMERCIAL

Land Use:

RETAIL/BUSINESS

Building Name:

WOW WASH

Zoning:

C2

Year Built:

1989

Exterior Wall Height:

11

Exterior Walls:

BRICK/STONE

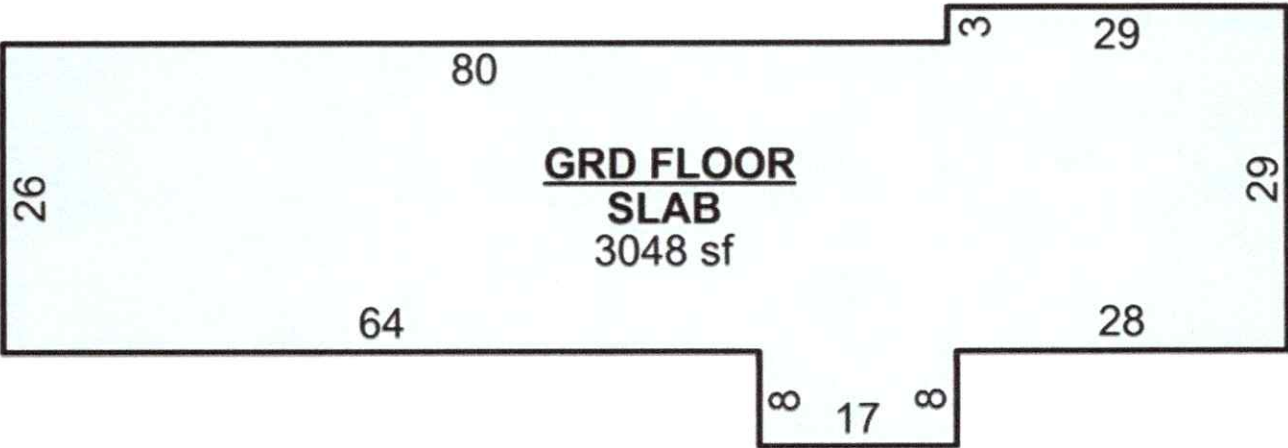
Gross Building SF:

3,048

Land SF:

33,660

Sketch



Building Permits

| Pick-Up Year | BP Amount | Purpose |
|--------------|------------|----------------------|
| 2024 | 25,000.00 | Roof Top Solar Array |
| 2024 | 0.00 | Roof Top Solar Array |
| 1989 | 120,000.00 | CAR WASH |
| 1989 | 0.00 | SIGN |

Sales History

| Date | Type | Amount | Notes | Deleted |
|------|------|--------|-------|---------|
|------|------|--------|-------|---------|

| | | | | |
|---------|-------------|-----------|-----------------------|---|
| 05/2022 | LAND & BLDG | \$160,000 | 06-22-WD | N |
| 12/2003 | LAND & BLDG | \$200,000 | DEED+RECORDED IN 2004 | N |
| 01/1995 | LAND & BLDG | \$340,000 | | N |
| 06/1993 | LAND & BLDG | \$275,000 | | N |

Notes

CAR WASH 4 MANUAL + 2 AUTO

Information on this site was derived from data which was compiled by the Rockford Township Assessor's office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of data herein, its use, or its interpretation.

Although it is periodically updated, this information may not reflect the data currently on file in the Assessor's office. The assessed values may NOT be certified values and therefore may be subject to change before being finalized for ad valorem assessment purposes.

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Winnebago County

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Parcel Details for Parcel Number 12-05-401-020

[View Property via WinGIS](#)

[View Property Sales Data, Structural Information & Building Permit History via Rockford Township Assessor](#)

Please choose the tax year you would like to view details for:

2025 ▼

Detailed Property Information

| Parcel Number | Alternate Parcel Number | Property Location | Township |
|---------------|-------------------------|-----------------------|----------|
| 12-05-401-020 | 149D261 | 1729 E RIVERSIDE BLVD | ROCKFORD |

Taxpayer

DELONG CAR WASH LLC
1929 S SHORE DRIVE
DELAVER, WI 53115

Owner

DELONG CAR WASH LLC
1929 S SHORE DRIVE
DELAVER, WI 53115

Information for the Assessment year: 2025 SA Equalization Factor: 1.114300 (included in current value)

| Assessment Level | Land/Lot | Dwelling | Farm Land | Farm Building | Total | CNST/DEM |
|---------------------------------------|----------|----------|-----------|---------------|--------|----------|
| Current Available Assessed Value | 70245 | 76887 | 0 | 0 | 147132 | 0 |
| Prior Year Equalized Assessment Value | 63040 | 69000 | 0 | 0 | 132040 | 0 |

1977 EAV: 0 Class Code: 0061--Commercial Business-Impr Acres: 0.0000

Section: Township(Lot): 16 Range(Block):

Exemption Information

| | |
|---------------------------|-------------------------------|
| Fraternal Asmnt Freeze | NO |
| Owner Occupied | NO |
| 50% Special Ownr Occupied | NO |
| Senior Citizen | NO |
| Home Improvement | NO for the total amount of: 0 |
| Historic Freeze | NO |
| Senior Assessment Freeze | NO with a base value of: 0 |
| Disabled Veteran | NO |
| Veteran Freeze | NO |
| Disabled Vet 30-49% | NO |
| Disabled Vet 50-69% | NO |
| Disabled Vet 70-100% | NO |
| Disabled Vet Permanent | NO |
| Disabled Person | NO |
| Exempt Parcel | NO |

Abbreviated Legal Description: PURI-MALLQUIST SUB PT SE1/4 SEC 5-44-2 LOT 1
(not to be used as a recordable legal description)

Abstract:

Parent Codes:

1. 14-9D-012-Z00,



Winnebago County

County Treasurer

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Parcel Tax Details for Parcel Number 12-05-401-020

[View Property via WinGIS](#)

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Please choose the tax year you would like to view details for:

2024 ▼

Tax Payment Information **2024 taxes payable in 2025**

[Click here to make a payment](#)

Owner Address

DELONG CAR WASH LLC,
1929 S SHORE DRIVE
DELAVAN, WI 53115

Taxbill Address

DELONG CAR WASH LLC
1929 S SHORE DRIVE
DELAVAN, WI 53115

----- First Installment-----

Due Date: 6/6/2025
Amount: 6827.20
Penalty: 0.00
Cost: 0.00
Total Due: 6827.20
Paid: 6827.20 Date: 5/12/2025
By: AutoAgent - Online / Phone Pymt

----- Second Installment-----

Due Date: 9/5/2025
Amount: 6827.20
Penalty: 102.41
Cost: 0.00
Total Due: 6929.61
Paid: 6929.61 Date: 9/30/2025
By: AutoAgent - Online / Phone Pymt

For Parcel Address: 1729 E RIVERSIDE BLVD

Tax Calculation

| Description | | Amount |
|--------------------------------------|---|--------------------------------|
| Board of Review Assessed Value | | 132040 |
| Township Equalization Factor | x | 1.0000 |
| Board of Review Equalized Value | = | 132040 |
| Home Improvement Exemption | - | 0 |
| Disabled Veteran Exemption | - | 0 |
| Department of Revenue Assessed Value | = | 132040 |
| County Multiplier | x | 1.0000 |
| Revised Equalized Value | = | 132040 |
| Senior Freeze Exemption | - | 0 |
| FAF/VAF Exemption | - | 0 |
| Owner Occupied Exemption | - | 0 |
| Over 65 Exemption | - | 0 |
| New Disabled or Veteran Exemption | - | 0 |
| Returning Veteran Exemption | - | 0 |
| Taxable Value | = | 132040 |
| Tax Rate for Tax Code 021 | x | 10.3411 |
| Calculated Tax | = | \$13654.40 |
| Non Ad Valorem - | + | \$0.00 |
| Abatements | - | \$0.00 |
| TOTAL TAX DUE: | = | \$13654.40 |
| Fair Market Value: 396160 | | 1977 Equalized Value: 0 |

Taxing Bodies and Rates

| <i>Taxing Body</i> | <i>Rate</i> | <i>Tax</i> |
|----------------------------------|--------------------|-------------------|
| WINNEBAGO COUNTY | 0.6730 | \$888.64 |
| FOREST PRESERVE | 0.0835 | \$110.25 |
| ROCKFORD TOWNSHIP | 0.0848 | \$111.97 |
| ROCKFORD CITY | 1.9303 | \$2548.77 |
| ROCKFORD PARK DISTRICT | 0.8132 | \$1073.75 |
| FOUR RIVERS SANITATION AUTHORITY | 0.1253 | \$165.45 |
| ROCKFORD CITY LIBRARY | 0.3230 | \$426.49 |
| GREATER RKFD AIRPORT | 0.0803 | \$106.03 |
| HARLEM SCHOOL DIST 122 | 5.6546 | \$7466.33 |
| COMMUNITY COLLEGE 511 | 0.4719 | \$623.10 |
| ROCKFORD TWSP ROAD | 0.1012 | \$133.62 |

***** ***End of Real Estate Tax Information*** *****

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**1729 E RIVERSIDE BLVD**

| Pin | Alt.Pin | Property Size |
|--|---------|-------------------------------|
| 1205401020 | 149D261 | Sq. Feet: 32976 Acres: 0.76 |
| Legal Description PURI-MALLQUIST SUB PT SE1/4 SEC 5-44-2 LOT 1 | | |

Property Use

| Use Code | Description |
|----------|--------------------------|
| 0061 | Commercial Business-Impr |

Zoning Info

| |
|----------------|
| ZoningDist: C2 |
|----------------|

Township Info

| Township | Assessor Name |
|----------|---------------|
| ROCKFORD | Ken Crowley |

School District

| |
|-------------------------------------|
| SCHOOLDIST: Harlem School Dist #122 |
| GRADESCHOOL: Loves Park |

Fair Market Values

| Year | Fair Market Value | Total Tax Bill | Code |
|------|-------------------|----------------|------|
| 2024 | \$396,160.00 | \$13,654.40 | 021 |

Exemptions

No exemptions to display.

Sale History

| Date of Sale | Sale Type | Gross Selling Price | Sale Type |
|--------------|------------|---------------------|-----------|
| 5/20/2022 | 2022018505 | \$160,000.00 | WD |
| 5/3/2010 | 1017269 | \$255,000.00 | SWD |
| 9/22/2006 | 0662869 | \$0.00 | D |
| 6/6/2005 | 0552696 | \$745,500.00 | AUCTION |
| 12/23/2003 | 0401449 | \$200,000.00 | YR |
| 10/25/2002 | 277842 | \$150,000.00 | MISC |

Flood Hazard Zones