

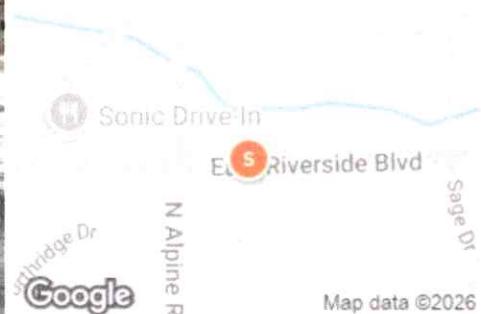
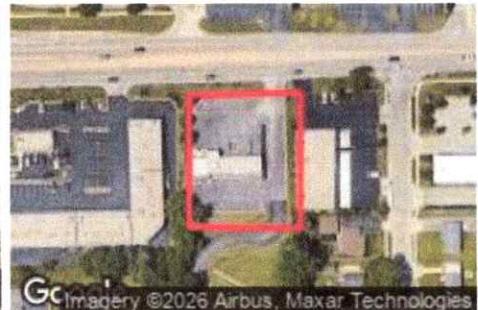
Car Wash on E. Riverside

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, 61108	Parcels	12-05-401-020
Zoning	C2	Name	1729 E Riverside Blvd.
County	Winnebago		

Building Details

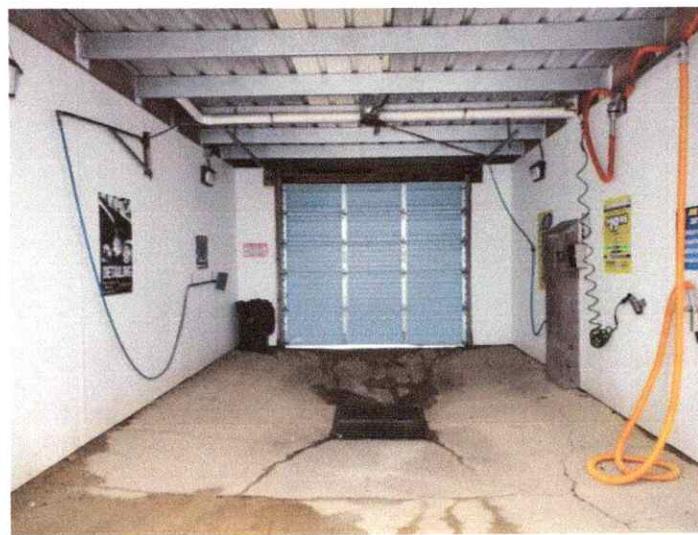
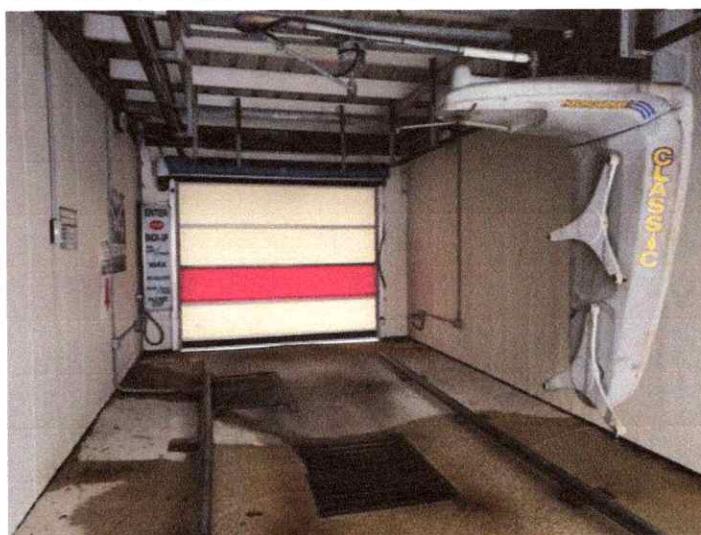
Sub Type	Car Wash	Year Built	1989
Building Status	Existing	Primary Constr. Type	Masonry
Building Size	3,635 SF	Occupancy Type	Single Tenant
Land Size	0.76 Acres / 33,106 SF	Water	Yes
Number of Buildings	1	Sanitary Sewer	Yes
Number of Floors	1		

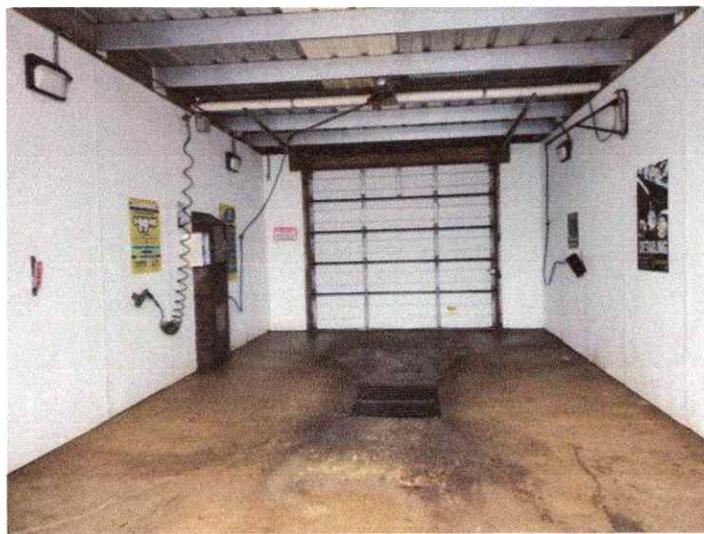
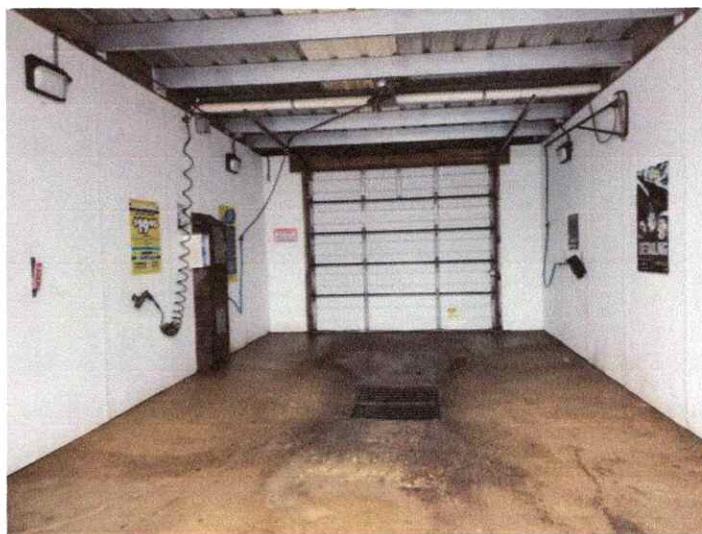
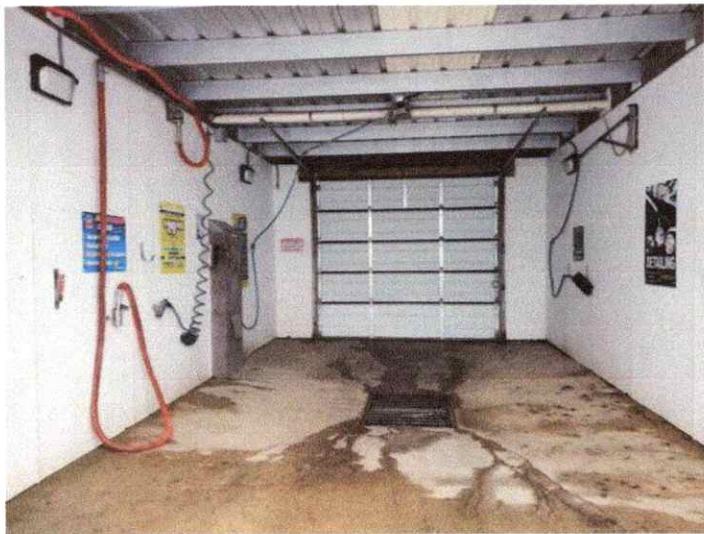
Property Listings

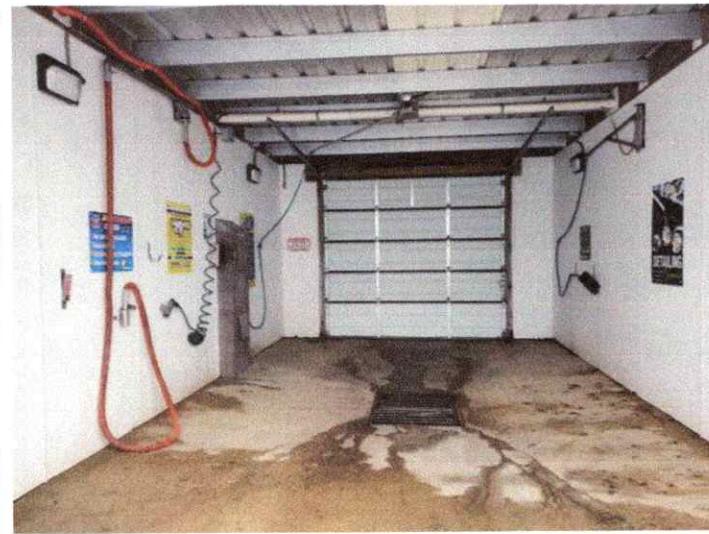
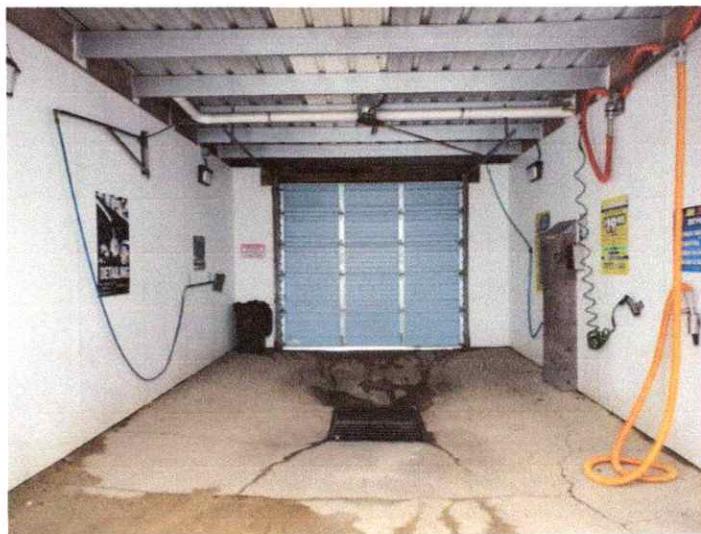
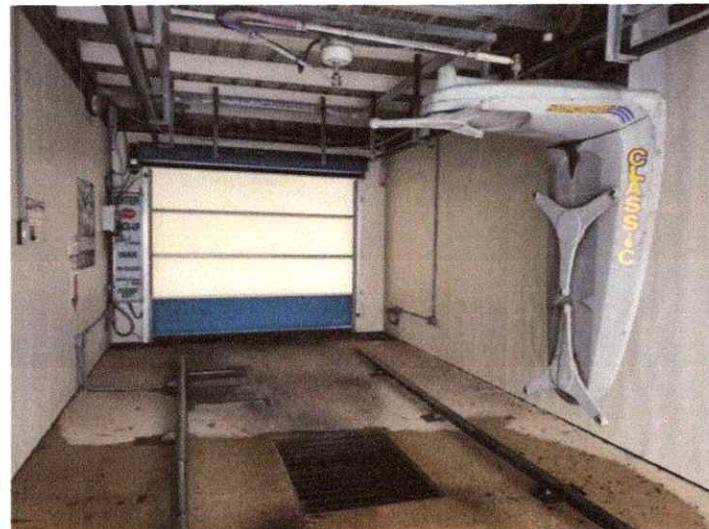
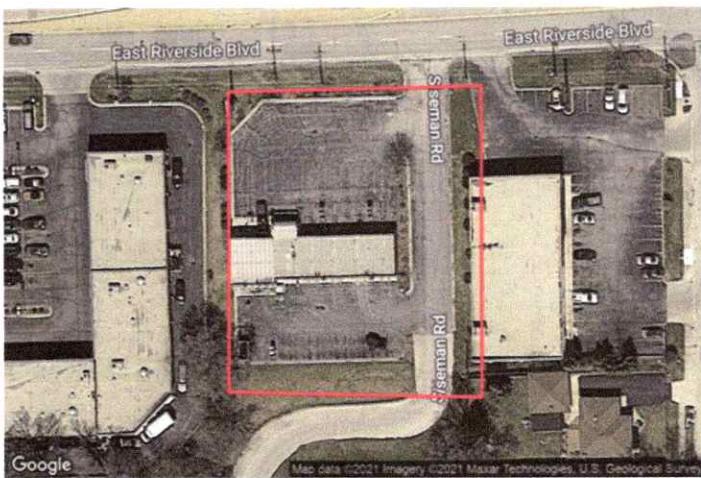
1 Listing | --- | \$500,000

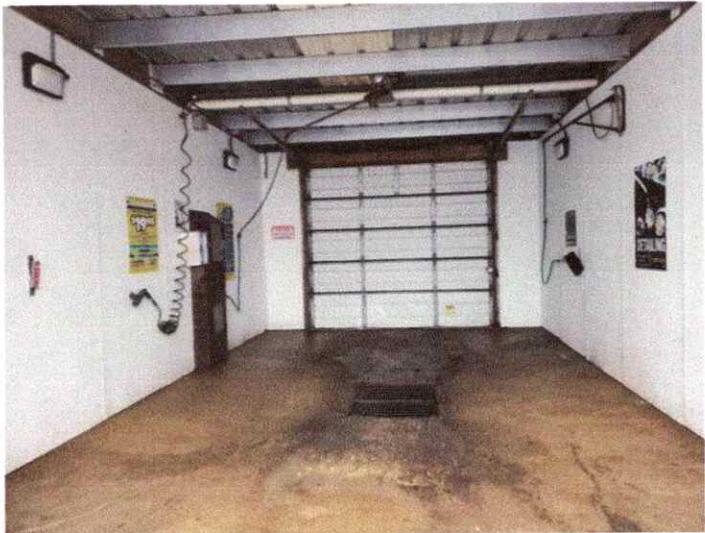
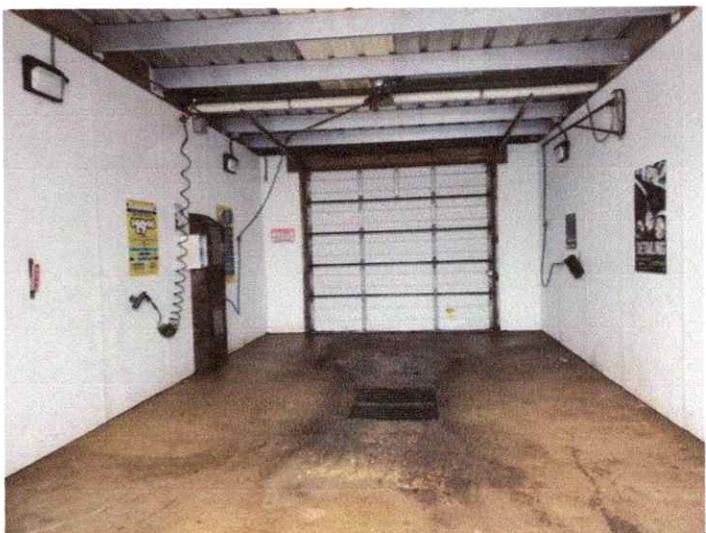
Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	-	Specialty	-	-	\$500,000	12/10/2025

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 61114-5622 | 815-282-2222

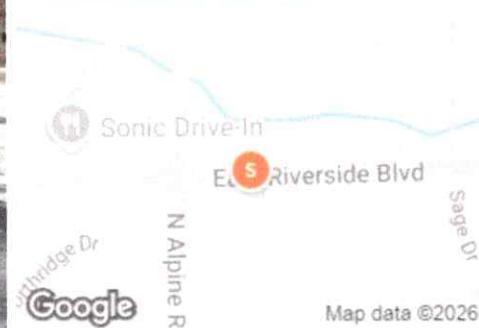
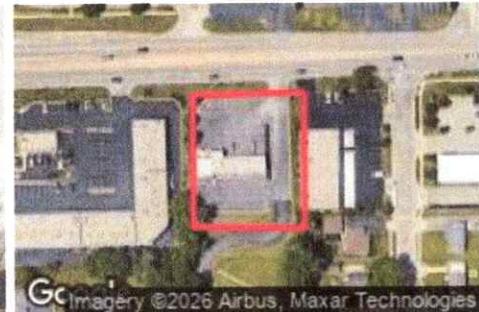
1729 E Riverside Blvd.

1729 E Riverside Blvd, Rockford, IL, 61114

Car Wash

Prepared on January 08, 2026

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Map data ©2026

Property Features

Location Details

Address	1729 E Riverside Blvd, Rockford, IL 61114	Parcels	12-05-401-020
Zoning	C2	Name	1729 E Riverside Blvd.
County	Winnebago		

Building Details

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Listings

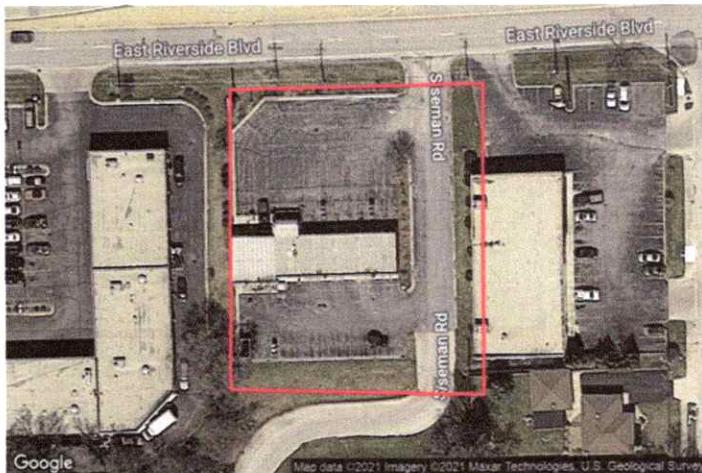
1 Listing | --- | \$500,000

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

MOODY'S

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Additional Photos



Contact



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

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
DELAVAL, 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

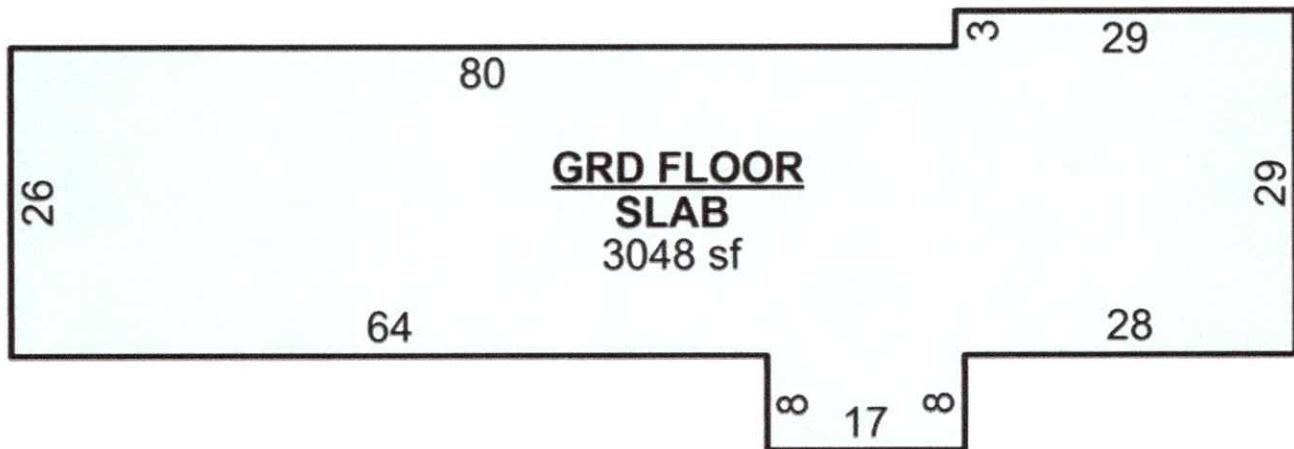
Gross Building SF:

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

Supervisor of
Assessments

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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	Owner
DELONG CAR WASH LLC 1929 S SHORE DRIVE DELAVAL, WI 53115	DELONG CAR WASH LLC 1929 S SHORE DRIVE DELAVAL, 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
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](#)

[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:

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
DELAVAL, WI 53115

Taxbill Address

DELONG CAR WASH LLC
1929 S SHORE DRIVE
DELAVAL, 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

<i>Description</i>		<i>Amount</i>
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