



## FOR SALE 10.06% Cap Car Wash 223 E South 1st Street, Johnstown, CO

### Offering Highlights

- 2023 NOI = \$120,767
- Tall bays for RV's and trucks
- 10.06% capitalization rate



**Rhett Strom**  
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## Property Details

**Pricing:** \$1,200,000

**Area:** 0.380 acres / 16,553 square feet

**Zoning:** Light Industrial

**Taxes:** \$8,022.42

**Covenants:** None

**Bays:** 4 with ceiling heights of 14.2' to 15.7' to accommodate RV's and trucks

**Payment:** Both credit card and coin operated

**Credit Card Processing Company:** Platinum Relations

**Water Taps:** 2

**Location:** Right off Highway 60 / S 1 st St



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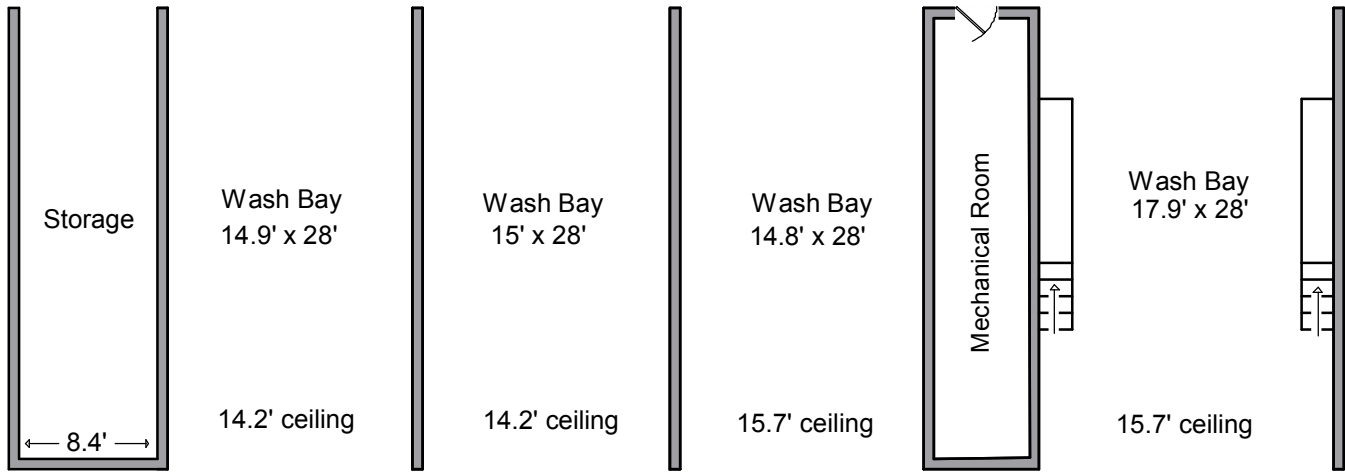


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