

Annual Net Income: \$70,800

Square Footage: 10,550

Car Wash, Multifamily, Store Front, Office

Outstanding Investment Opportunity: This multi-use commercial property offers immediate income potential and unmatched flexibility. Located on a high-visibility road, the front of the property features a high-performing car wash that provides significant cash flow and consistent traffic. The car wash includes 6 full bays plus a 7th truck wash bay for larger vehicles. Just behind it, the main commercial building boasts large storefront windows, perfect for retail, office, or showroom use. Inside, you'll find multiple rooms that can be leased individually—ideal for tenants in need of office or service space.

To the front left, an additional structure offers multiple rentable units, adding another layer of income potential for a variety of small business tenants. At the rear of the property, a spacious storage facility provides ample room for large equipment, materials, or leaseable storage solutions.

This unique property also backs directly up to scenic Lake Lola Park, offering beautiful water views, green space, and public walking paths—a rare feature that enhances the appeal for both business owners and clients.

As an added opportunity, a 10-unit apartment complex directly across the street is also available for sale, making this a compelling option for a visionary investor seeking to build or expand their portfolio in a prime, park-adjacent location.