



SUPER EXPRESS Car Wash or SUPER FLEX Car Wash conversion possible - 1.82 Acres

BUSINESS DESCRIPTION AND HIGHLIGHTS

- Great Location, Hi-Traffic Busy Street, Few minutes from 60 Fwy . Over 48,000 CPD Central Ave and State Hwy 60 W S
- Super Express Car Wash or Super Flex Car Wash conversion possible
- 1.82 acres, approximately 1/2 currently occupied by the existing car wash and 1/2 vacant
- Possible to add 40-50 vacuums and add multiple profit centers. Make it one stop Super Auto Service Center
- Over 467,000 Population within 5 mile radius
- Over \$107,000 household income within 10 mile radius
- Rare opportunity, call now before its too late



SUPER Express or Flex Car Wash conversion possible - 1.82 Acres

Business + Real Estate \$5,675,000

Lot Size: 79,279 SF = 1.82 acres

Rare Opportunity

Call now before its too late Bashir Tariq 951-269-3000

Call now for details Bashir Tariq 951-269-3000

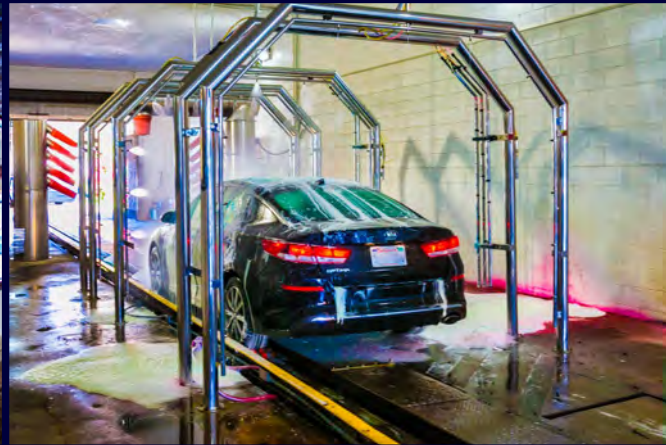
**Convert existing car wash or Expand 1.82 acres to
SUPER EXPRESS Car Wash or SUPER FLEX Car Wash**



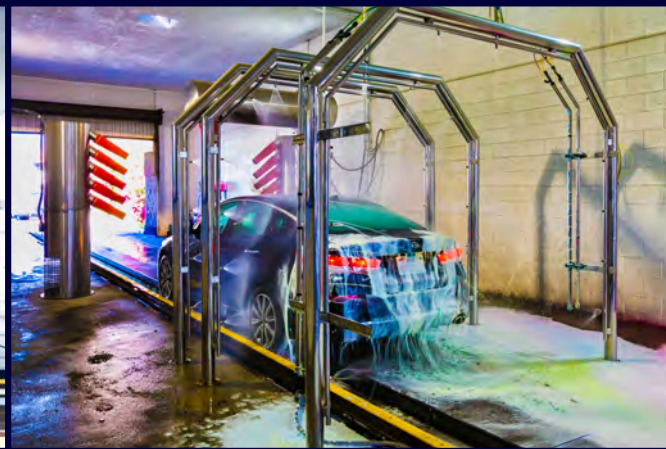


**Existing
Car Wash**

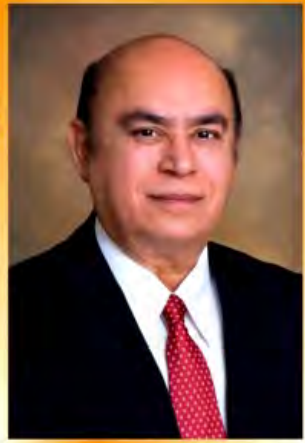
Lot Size 79,279 SF = 1.82 Acres
Prime Location, Convert or Expand
SUPER Express Car Wash or
SUPER Flex Car Wash



Convert or Expand to SUPER EXPRESS Car Wash or SUPER FLEX Car Wash - 1.82 Acres



Convert or Expand to SUPER EXPRESS Car Wash or SUPER FLEX Car Wash - 1.82 Acres



BASHIR TARIQ

951-269-3000

BashirTariq@msn.com

**AWARD
WINNING
AGENT**



www.BashirTariq.com

180 N Riverview Dr, Ste 320
Anaheim Hills, CA 92808
Office: (714) 584-2788

CalDRE #01851484

KW Commercial Director Business Sales and Commercial Real Estate



**Business Owner, Operator, Innovator,
Investor, Developer, Consultant,
Built Car Washes with Gas Stations**

Developed and Turned Closed, NON performing Car Washes into the Highest and Best Operating Car Washes in the Car Wash Industry

BUY - SELL - LEASE - INVEST

CALL NOW FOR CONSULTATION AND PROFESSIONAL REPRESENTATION

Business Sales and Commercial Real Estate

- Car Washes • Gas Stations • Truck Stops • Car Lots • Land - Vacant Lots
- All Type of Business Sales and Purchases • Commercial Properties and Leases
- Retail Shopping Centers • Automotive Service Centers • Warehouses
- Restaurants • Fast Food • Liquor Stores • Convenience Markets
- Apartments • Hotels • Investment Properties • Farms and Ranches

**I Can Help You Sell Any Business That You Own or Help You Purchase
the Dream Business You Been Waiting For CALL NOW 951-269-3000**



Member of ICA, WCA, NAR, C.A.R, RIAOC, RCAOC

Award winning Business Sales Director - Award winning results * Closed 3 Car Wash escrows in less than 30 days *** Signed 6 Listings in 1 day * 13 Listings in 10 days**