

12 dispensers **Diesel** **Car Wash**



**A COMPLETE GAS
STATION!**

Great location, run by absentee owner, Huge upside potential!
Information will be provided to Serious and Qualified buyers only.
Need NDA and Buyer profile filled out by the buyers.
Room to expand inside; there used to be a Subway inside the store.
Outside sitting area. Easy to get in and out. Great quality car wash.

Call Larry or Jasdip for any questions.

www.BizAndLand.com

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Building: 3,253 SF

Lot size: 1.05 Acre

Monument sign
visible from
Highway 5

Hwy 5, 12, and
local customers



Beautiful, clean, and large c-store



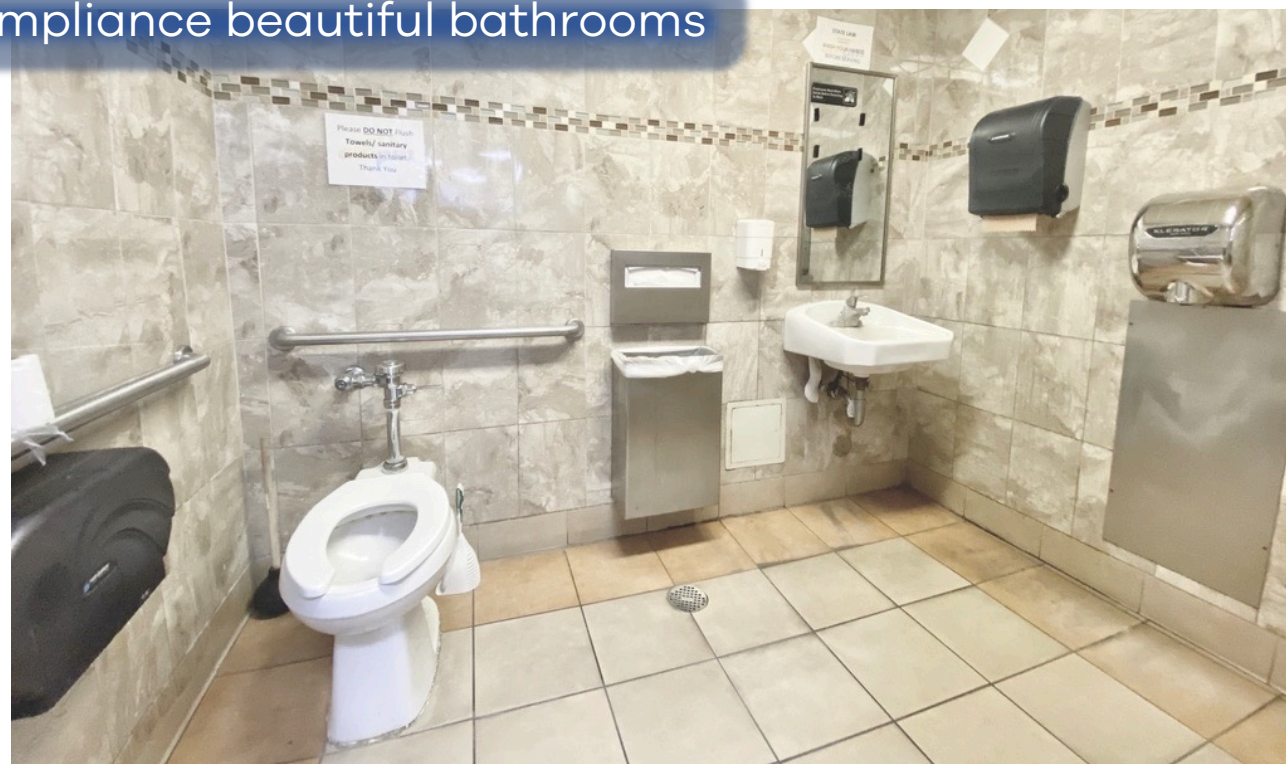




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Two ADA compliance beautiful bathrooms



Lots of storage space, ready to prepare food items

