



## **Prime Investment Opportunity: Car Wash & Fully Occupied 2-Story Flex Building**

**Address:** 105 Depot Street, South Easton, MA 02375

**Location:** Intersection of Depot Street and Washington Street (Route 138)

**Price:** \$3,950,000

### **Overview:**

Presenting a unique investment opportunity featuring a successful car wash business coupled with a fully occupied two-story office/flex building. The property sits on 1.42 acres. And is comprised of approximately 10,000 SF. The Car Wash Building is 4,200 SF and the Office Building is 5,800 SF. The office property offers two contractor bays in the rear of the property. This property offers a diverse revenue stream and is strategically located in a high-traffic area, making it an attractive addition to any investment portfolio.

### **Property Features:**

#### **1. Car Wash Facility:**

- **Type:** Fully operational car wash.
- **Size:** 4,183 square feet.
- **Features:** Equipped with state-of-the-art washing equipment, vacuum stations, and an automated payment system.
- **Revenue:** Consistently profitable with a strong customer base and established reputation.
- **Tenants:** Fresh Auto Wash (Car Wash), lease expires 12/31/26, and Dirty Paws Pet Grooming.
- **Additional Income:** Potential for expansion or introduction of additional services (e.g., detailing, express services).

#### **2. Office Building:**

- **Type:** Two-story, fully occupied office building.
- **Size:** 5,832 square feet.
- **Current Tenants:** Great Oak Capital, Pilling Land Surveying, Law Office, and Auto Wash Technologies.
- **Lease Terms:** All leases are current are triple net (NNN) and tenants at will except for Great Oak Capital which runs to 12/31/26. These are long-term tenants providing stable, recurring income.



- **Features:** Modern amenities, ample parking, high-speed internet access, and easy accessibility.

### **Investment Highlights:**

- **Location:** Situated in a high-visibility area with significant foot and vehicle traffic, ensuring strong visibility and accessibility for both the car wash and office tenants.
- **Income Potential:** Dual revenue streams from the operational car wash and office building lease agreements provide a robust income profile.
- **Growth Opportunities:** Potential for operational improvements or expansion in the car wash facility; opportunities to increase rental income or enhance office space utilization.

### **Financial Details (Please Review the Income/Expense).**

*\*Buyer/Broker/Principal to perform any and all due diligence. Listing Broker not responsible for any information contained herein.*