

**Salem**

Commercial Real Estate, Inc.

**2758 Reynolda Road**

**Winston-Salem, NC 27106**

**FOR SALE**

**\$250,000**



Highly visible location near a busy signalized intersection. Wake Forest University is 1.3 miles from the site. The sale price includes the carwash business, possession of the building, Furniture, fixtures and equipment (FF&E). The business operation is subject to continuing an existing ground lease that will be paid by the new owner following closing. Great location; restaurants, retail, office and residential developments nearby. Carwash has been in operation since 1989. Highway business zoning allows flexibility in permitted uses.



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@SalemCRE



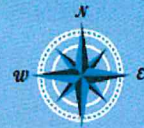
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www.salemcree.com





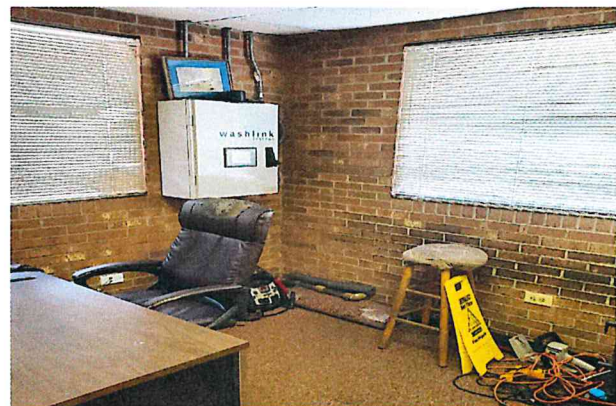
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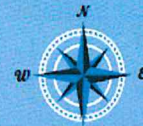
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*Within walking distance:*

- Reynolda Manor Shopping Center
- Wake Forest University
- Pine Ridge Plaza Shopping Center
- Wendy's Restaurant
- Starbucks
- Panera Bread
- Mi Pueblo (Reynolda)
- T-Mobile
- McDonald's





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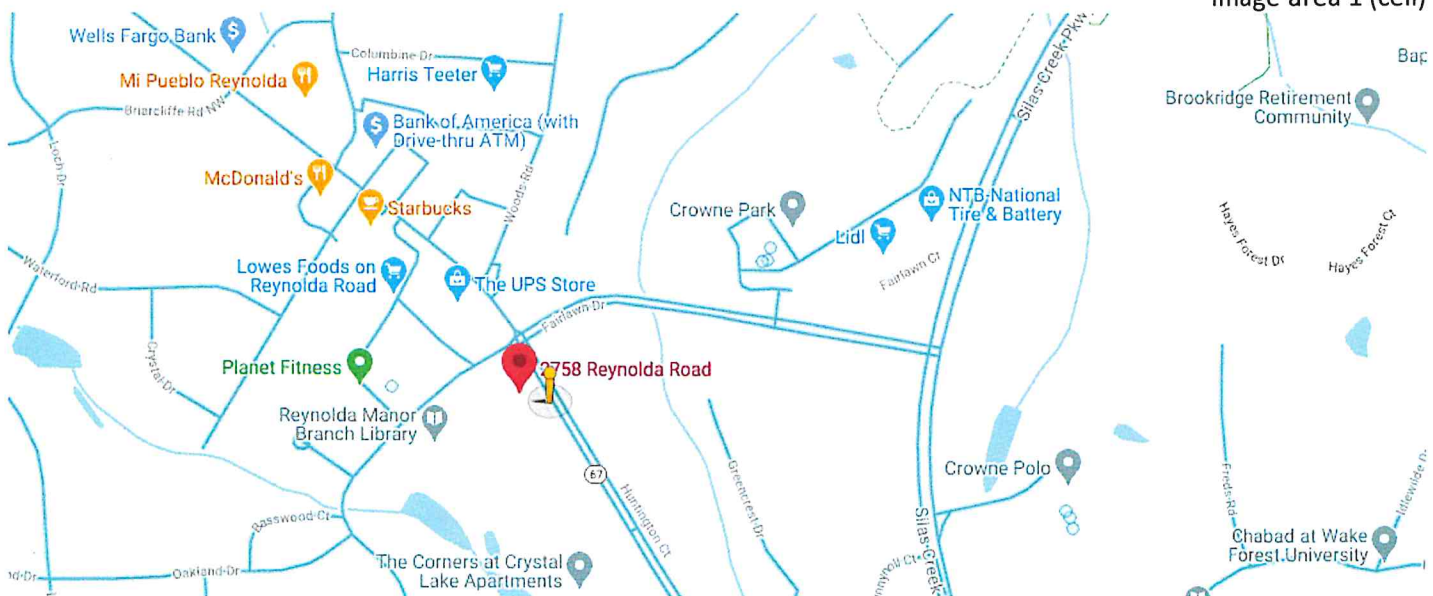
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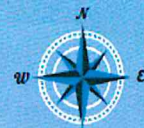
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Image area 1 (cell)







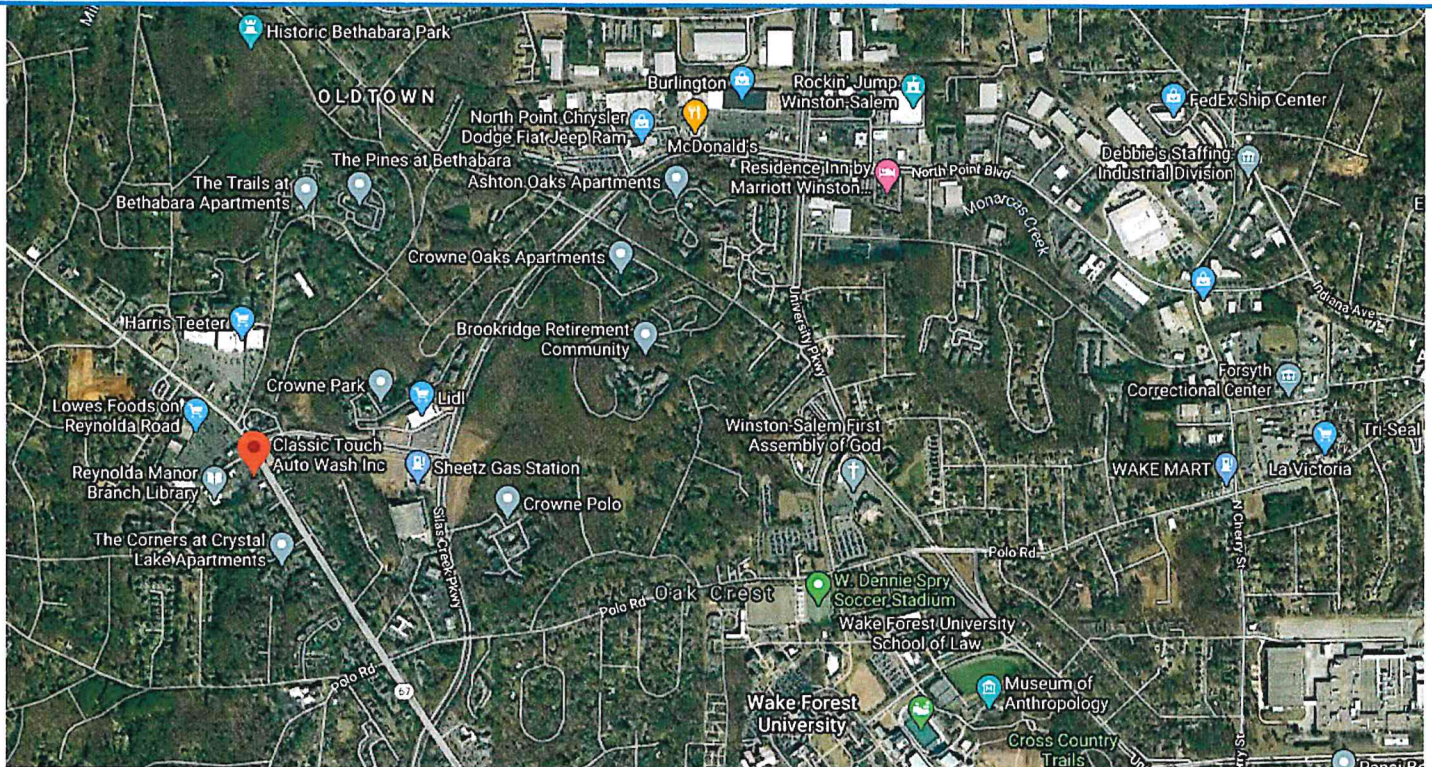
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*Specifications:*

- Close to high traffic Intersection with signals
- Single and multi-family residential developments close by
- Price includes all existing furniture fixtures and equipment (FF&E)
- In operation since 1989
- Zoned Highway business (HB) which allows many additional uses.