



## Car Wash - Oil Change - Window Tint - Smog Shop

### BUSINESS DESCRIPTION AND HIGHLIGHTS

- Elite Conveyor Belt System - Nothing touches the rims or the tires.
- Vehicle sits and rides on the conveyor without moving, while being washed
- Duallys - Double tire vehicles washed online, inside tunnel as all other vehicles
- Completely remodeled inside-out and equipment few years back
- Separate Free Standing 3 Bay auto Repair Center
- Currently offering, Castrol Oil Change, Window Tint. Smog Shop opening soon

**Easy conversion to an Express or Flex Car Wash - Lot Size 1.25 Acres**





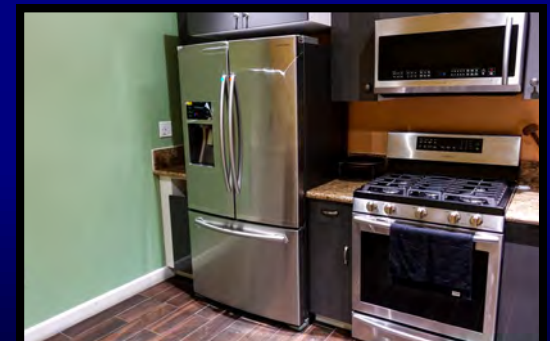
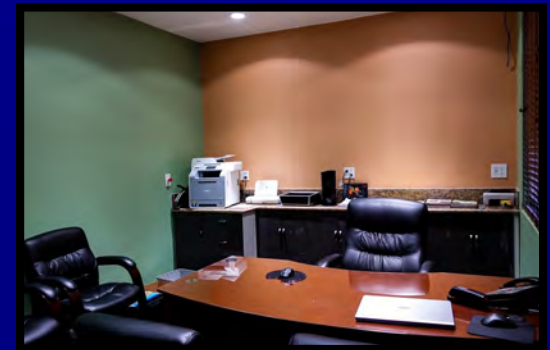


## Inside Lobby - Executive Office - Kitchen

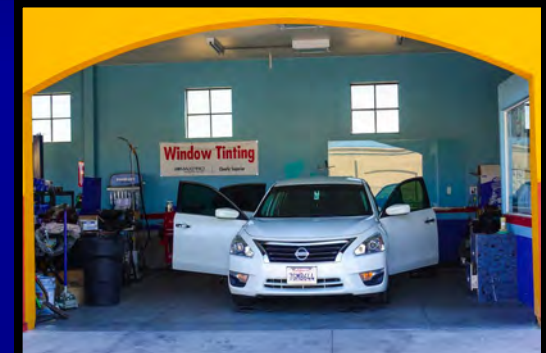
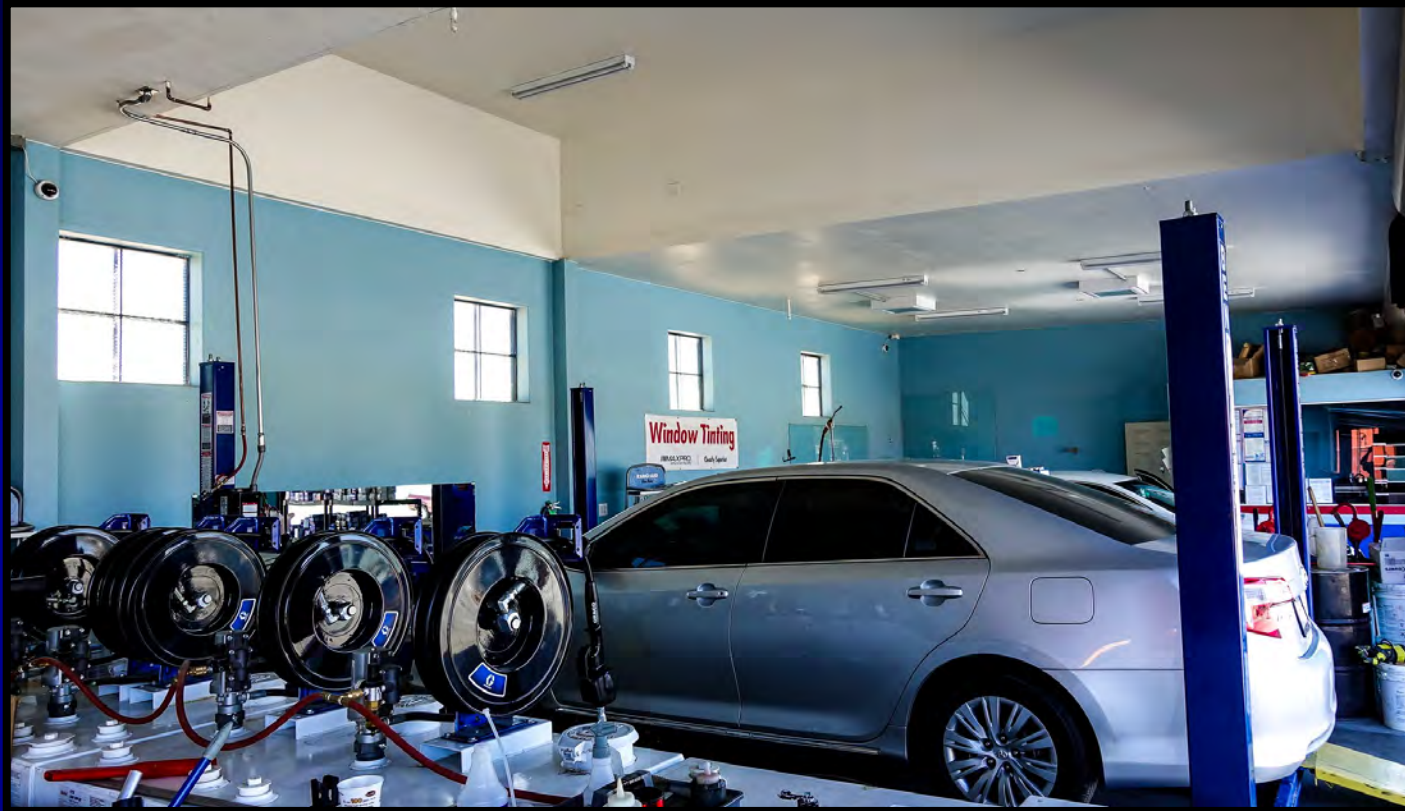
### BUSINESS DESCRIPTION AND HIGHLIGHTS

- Luxurious Lobby, waiting area, High Ceiling
- Free Coffee-Tea-Hot Chocolate for customers
- Free WIFI access for customers
- Hi End Office with leather chairs and new cabinets
- Modern Kitchen with Hi End Appliances
- 32 Cameras DVR, Surveillance System

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## Automotive Maintenance & Repair Center

### BUSINESS DESCRIPTION AND HIGHLIGHTS

- Freestanding Auto Repair Center with 3 large bays, bathroom, office
- Computerized Window tinting. All tint film cut to manufacturers specifications
- Castrol Oil Change - Bendpack extended Oil Lift
- Smog Shop coming soon
- Windshield Crack-Chip Repair Center
- Car Wash offers Hi-End Auto Polishing & Waxing for Motorhomes, Recreational Vehicles, Boats

**Easy conversion to an Express or Flex Car Wash - Lot Size 1.25 Acres**





## Business Sale Information

**BUSINESS Sale Price**      **\$1,880,000**

**REAL ESTATE Available**      **\$2,620,000**

Near Major Intersection US Hwy 18 and Apple Valley Rd

**Lot Size**      **1.25 Acres**

**Building Size GBA**      **5,664 SF**

**Built in**      **2007**

**Remodeled inside out**      **2016**

**Express or Flex Car Wash conversion possible**

**Call now for details:      Bashir Tariq 951-269-3000**





## Rear View and Tunnel

### BUSINESS DESCRIPTION AND HIGHLIGHTS

- Most of the equipment is new few units rebuilt in early 2016
- Recent installation New 30hp Super Vacuum with multiple drops
- Hi pressure wheel pumps, LED lighting over wax and rinse
- Water recycling system. New Tunnel Signs installed in 2016
- LED Street Sign installed in 2018
- Elite Conveyor Belt system, nothing touch the rim or tires. Vehicle sit son the conveyor without moving, while being washed

**Easy conversion to an Express or Flex Car Wash - Lot Size 1.25 Acres**









**BASHIR TARIQ**

**951-269-3000**

BashirTariq@msn.com

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www.BashirTariq.com

180 N Riverview Dr, Ste 320  
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Office: (714) 584-2788

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