



## EXPRESS CAR WASH - Oil & Lube Center - 1.32 Acres

### BUSINESS DESCRIPTION AND HIGHLIGHTS

- CAR WASH BUSINESS + REAL ESTATE + MULTI-BAY OIL & LUBE CENTER - 1.32 ACRES
- NEW MCNEIL EQUIPMENT, VACUTECH High Power Dual Vacuums, Dual Compressors, Dual High Pressure Pumps, Multiple High Speed Blow Dryers. Equipment Little over 1 year old
- EXPRESS CAR WASH, Over 40 Vacuums capacity, 24 vacuums currently in use
- OIL & LUBE CENTER. Multiple Bays to Offer Faster Service
- MAJOR Street, with over 39,000 car per day –Bear Valley Rd and Peach Ave. Fast growing area's
- VIP LOUNGE AVAILABLE FOR VIP Customers . Offer Gourmet Drinks and Food Services. *May Require Plans and Permits*
- UPSTAIRES OFFICE with Bathroom, currently leased





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### BUSINESS DESCRIPTION AND HIGHLIGHTS

- VIP EXPRESS CAR WASH - The name speaks for it self
  - Plenty of space to offer additional VIP car wash services and increase profits
  - Possible additions: Expand Full-Service Car Wash Services + Auto Detail and Express Detail Services
  - Window Tinting, Smog Shop. Windshield Crack and Chip repair services
  - Gourmet Coffee, Juice Bar, Ice Cream, Shakes and Food Services, may require plans and permits
  - VIP Lounge available, ready to serve VIP customers
  - Room to add additional profit centers and services







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**BUSINESS + Real Estate + Oil & Lube**

**\$5,900,000**

Lot Size: 57,657 SF - 1.32 acres

Building Size: 6,162 SF

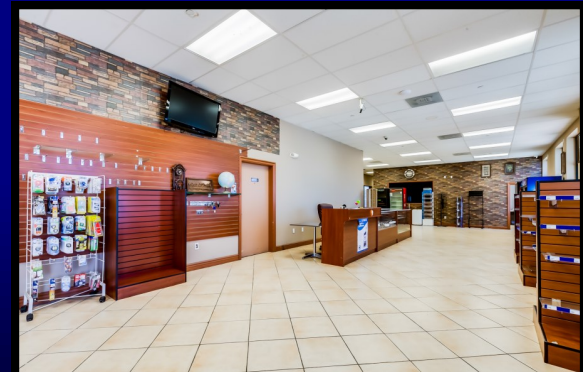
2 parcels combined

Built around 2008

New McNeil Equipment little over year old

**Call now before its too late**

**Bashir Tariq 951-269-3000**





# EXPRESS CAR WASH

Over 39,000 Cars Per Day

J Ave











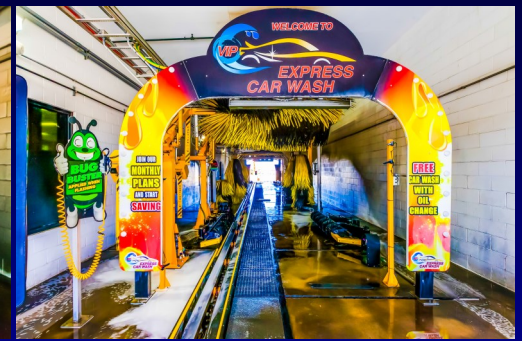
**EXPRESS CAR WASH - Oil & Lube Center - 1.32 Acres**





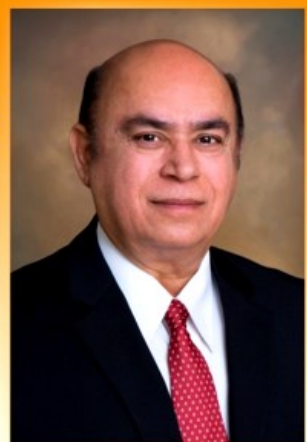
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CalDRE #01851484

**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

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