

2558 LEWISVILLE CLEMMONS ROAD

FOR SALE | CLEMMONS, NC 27012

Linville | Team Partners

COMMERCIAL REAL ESTATE



ESTABLISHED CARWASH FOR SALE

PROPERTY HIGHLIGHTS

PROPERTY TYPE Retail/Carwash

AVAILABLE SF \pm 2,532

SALE PRICE \$790,000

NOI \$72,751

CAP RATE 9.20%

DESCRIPTION

Opportunity to own an established carwash in Clemmons, NC. Property features a two-bay Laser Car Wash, upgraded Washselect equipment, and security system with HD cameras. Site is located just off I-40 on Lewisville-Clemmons Road (35,000 VPD). Financials available upon request. Opportunity to add vacuums for additional revenue. Long term billboard lease part of revenue.



NICK GONZALEZ

E Nick@LTPcommercial.com

M 305.979.3440

P 336.724.1715

L | T

2558 LEWISVILLE CLEMMONS ROAD

FOR SALE | CLEMMONS, NC 27012

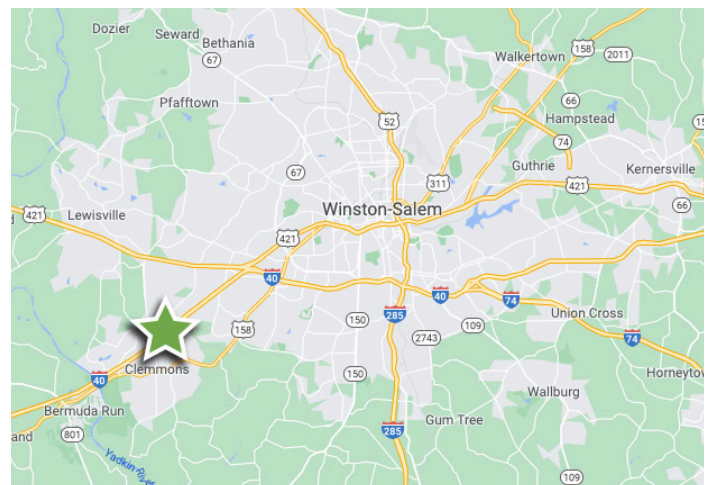
Linville | Team Partners

COMMERCIAL REAL ESTATE



KEY FEATURES

- Opportunity to own an established carwash
- Features a two-bay Laser Car Wash, upgraded Washselect equipment, and security system with HD cameras
- Located just off I-40 on Lewisville-Clemmons Road (35,000 VPD)
- Sale Price: \$790,000
- \$72,751 NOI and 9.20% CAP Rate



206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

LTPCOMMERCIAL.COM • 336.724.1715



PROPERTY INFORMATION

| | | | |
|----------------|--------|------------------|---------|
| PROPERTY TYPE | Retail | PROPERTY SUBTYPE | Carwash |
| AVAILABLE SF ± | 2,532 | YEAR BUILT | 2002 |
| ACRES | 0.57 | | |

PRICING & TERMS

| | | | |
|------------|-----------|----------|-------|
| SALE PRICE | \$790,000 | CAP RATE | 9.20% |
| NOI | \$72,751 | | |

DESCRIPTION

Opportunity to own an established carwash in Clemmons, NC. Property features a two-bay Laser Car Wash, upgraded Washselect equipment, and security system with HD cameras. Site is located just off I-40 on Lewisville-Clemmons Road (35,000 VPD). Financials available upon request. Opportunity to add vacuums for additional revenue. Long term billboard lease part of revenue.

The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject to verification prior to purchase or lease.