

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 ± 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.



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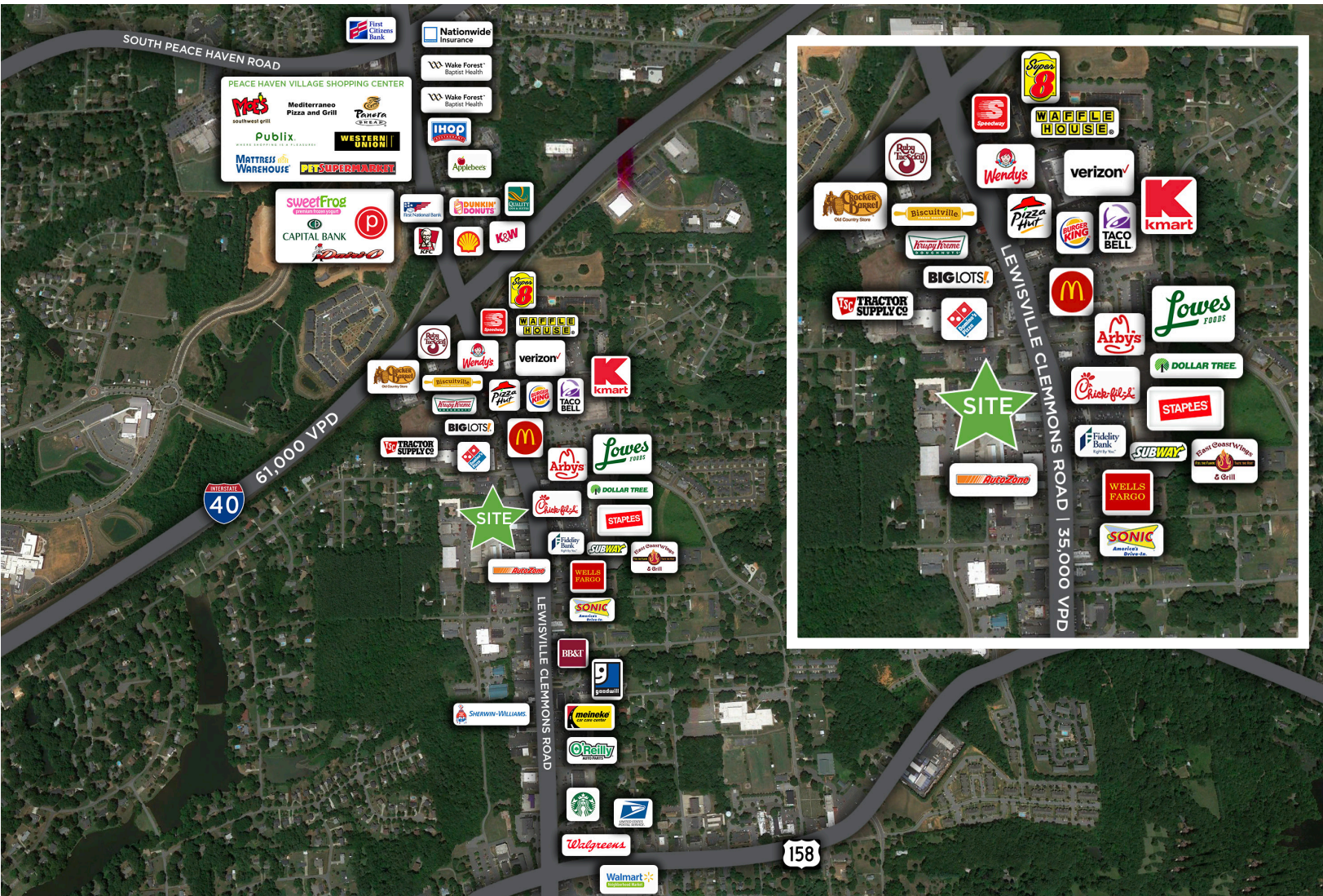
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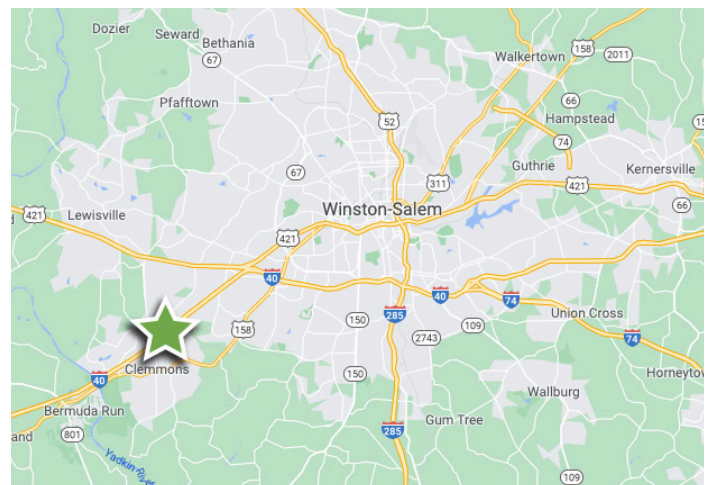
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KEY FEATURES

- 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
- NOI: \$72,751
- CAP Rate: 9.20%



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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

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