

FOR SALE

6 Bay Car Wash or Potential Redevelopment 2,936 SF

Excellent location on Route 176 in Crystal Lake. 6 bays include 4 self service and 2 automatic. 4 vacuum stations, dryers and trench draining in automatic bays. Real estate and equipment sold "as-is". Income and expense report available upon request.



Loopnet: 19429204 MLS: (Bus) 09040626
(Comm) 09040652

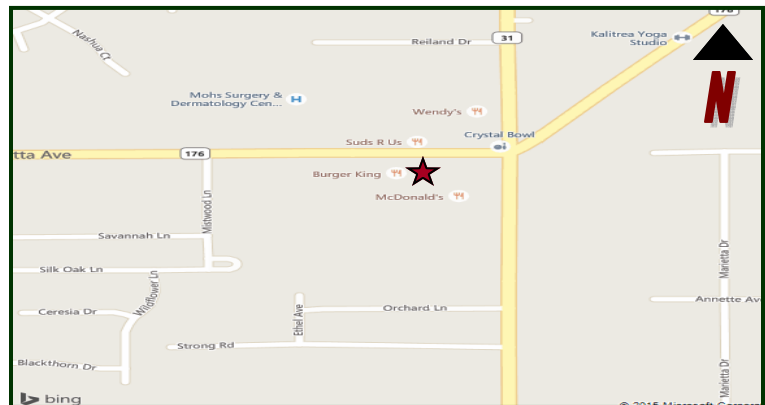
PROPERTY SPECIFICATIONS

Description:	Car Wash Business Assets w/Real Estate
Building Size:	2,936 SF
Land Size:	.74 Acre (32,086 SF)
Year Built:	1987
HVAC System:	GFA/ Radiant Heat (Office)
Electric:	400 Amp ,480 V, 3 Phase
Drains:	Trench Drains in Auto Wash Bays
Washrooms:	1
Floors:	Concrete
Ceiling Height:	12'
Possession:	Negotiable
Bays:	(4) Self Serve (2) Auto
Sewer/Water:	City
Zoning:	B-2 (Commercial)
Real Estate Taxes:	\$11,553.52 (2014)
Sale Price:	\$225,000 (\$76.63 psf)

Demographics	1 mile	3 miles	5 miles
Avg. HH Income	\$99,936	\$89,397	\$94,567
Population	8,718	33,062	106,484

TRAFFIC COUNTS:

E. Terra Cotta (Route 176): 30,200 vehicles per day
Route 31 at E. Terra Cotta: 19,800 vehicles per day



Directions: 1 Block west of Route 31 on the south side of Route 176.

PIN: 14-34-326-066

September 11, 2015

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.

