

11.8% Cap Rate



\$30,000 PRICE REDUCTION!

Property Highlights

FOR SALE - ~~\$249,000~~ - \$219,000

- 1,299 SF office/retail building
 - New paint, roof, shutters, roughed in mechanicals, and two drive-in doors
- Zoned Multi-Use for auto retail or office space
- 4 bay car wash is 2,233 SF
 - Two vacuums, in-floor heat, and water softener
 - Towel and air freshener machines
 - Car wash is income generating could cover cost of building
- Located 6.7 miles from I-71 & I-76 and 0.6 miles West of downtown Lodi



LISTING AGENTS

MICHELLE MASICA
Michelle@GerspacherGroup.com

STEVE MASICA, CCIM
Steve@GerspacherGroup.com

SARAH COMBS
Sarah@GerspacherGroup.com

330.722.5002



Floor Plan

