



PILOT PROPERTY GROUP

OIL CHANGE/CAR & DOG WASH: 1000 SHORTCUT ROAD, MARINE CITY MI 48039

PROPERTY HIGHLIGHTS:

- Quick Lube and Car/ Dog Wash
- Motivated Seller
- First Time on The Market
- Exceptionally Well Built & Maintained
- Includes Equipment and Fixtures
- (2) Oil Change Bays (1) Car Wash Bay (1) Dog Wash Bay
- Contact Listing Brokers to Arrange a Site Visit

Property Type:	Free Standing Retail Commercial - Automotive Property
Current Use:	Oil Change/Car Wash/Dog Wash
Property ID:	02-012-3009-210
Property Name:	Rivers Edge Wash & Lube
Total Building:	2,720
Total Acres:	.67
Sale Price:	<del>\$399,900</del> <b>\$349,000</b>
Zoning:	General Business District (B-2)
Construction:	Steel and Masonry
City Water & Sewer:	Yes
Parking Spaces:	12 Spaces
Signage:	Monument
Ceiling Height:	12'
Parking Lot:	Asphalt Paved
Year Built:	2007
Real Estate Taxes:	Summer: \$7,267.73 Winter: \$380.98



AGENT CONTACT INFO

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Matching the right people to the right place.

**AERIAL**



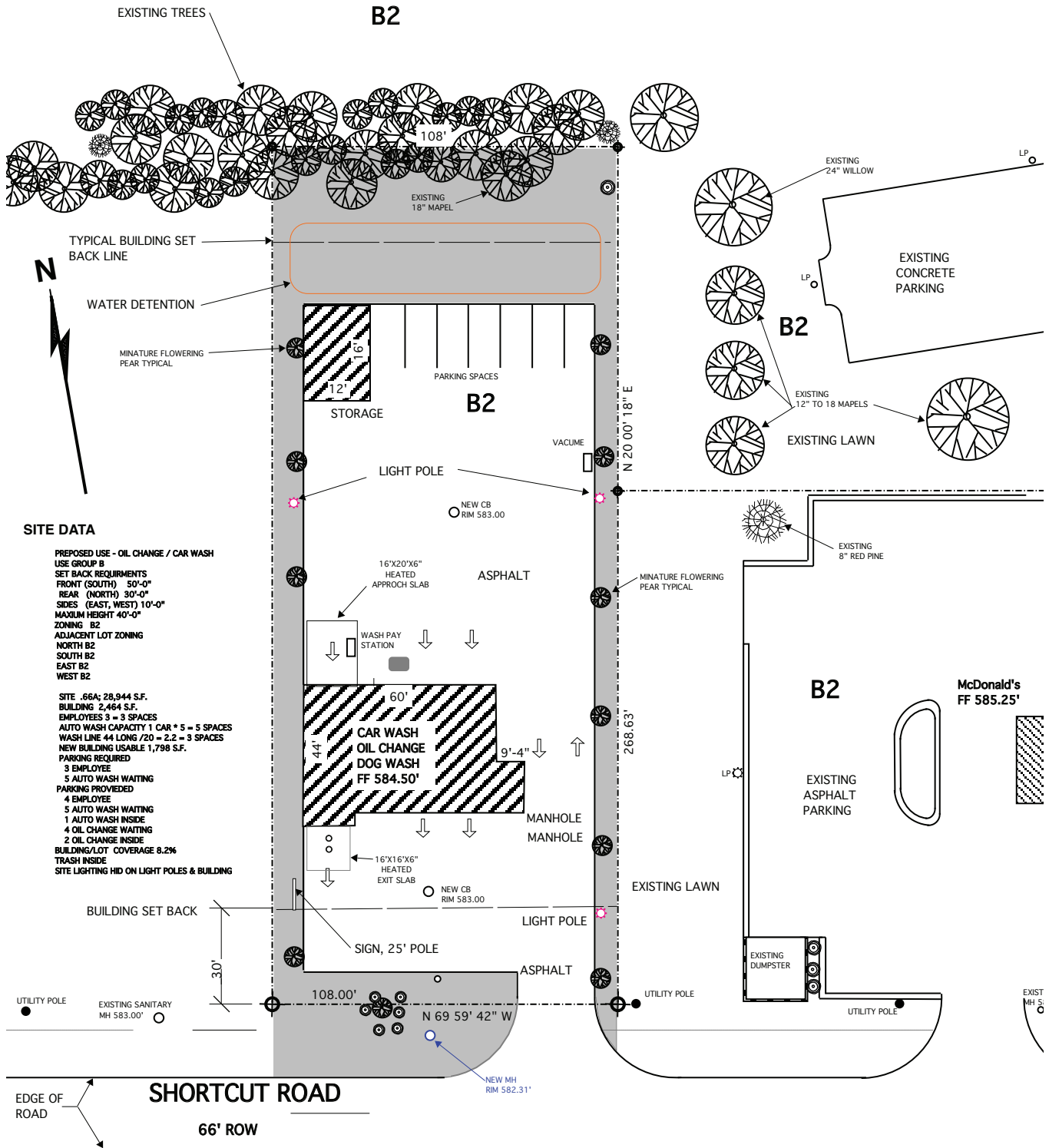
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**ADDITIONAL PHOTOS**



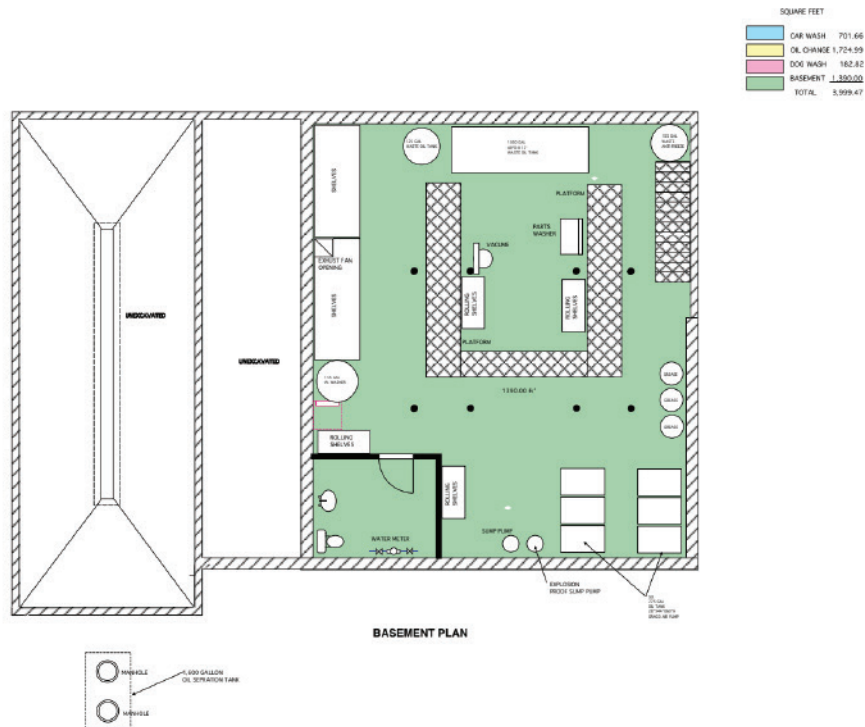
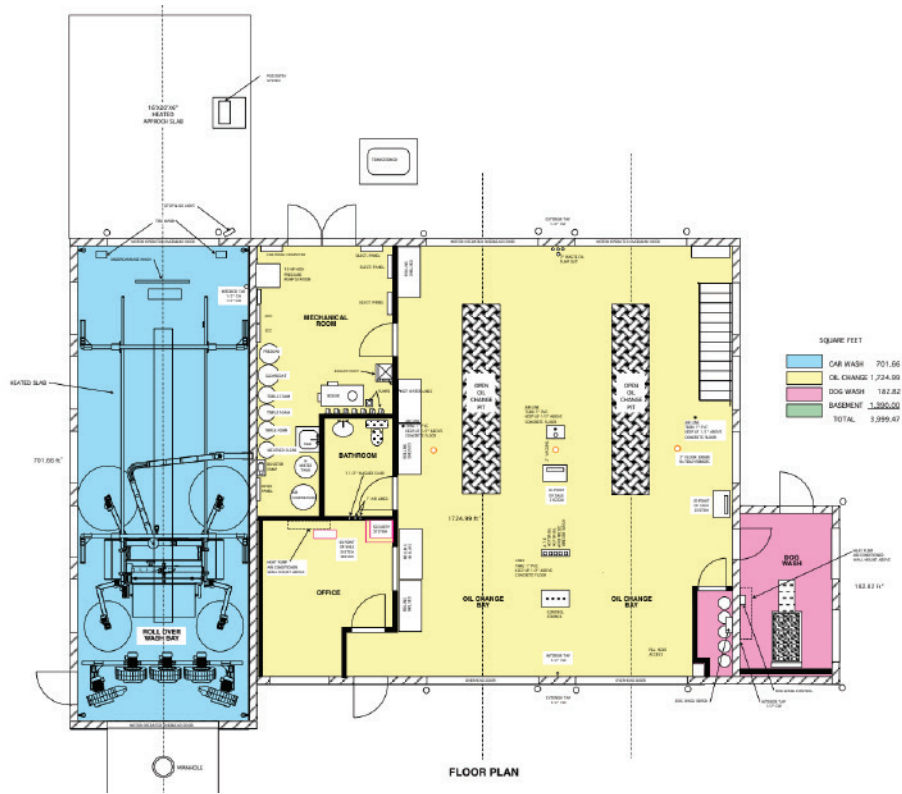
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**SITE PLAN**



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## FLOOR PLANS



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