

For Sale/Operating Carwash

175 West Duval Road, Green Valley, AZ



Sale Information

Offering Summary

- Sale Price: \$1,190,000
- Building Size: Approx. 2,625 SF
- Land Size: Approx. 21,780 SF
- Gross Sales 2018: \$221,616.00
- Cap Rate Based on Net Income: 14.4%
- Parcel #: 304-16-5920
- Occupancy: 100%
- Year Built: 1999
- Zoning: CB-1, City of Green Valley

Comments

- 4 Self serve and 2 automatic wash bays.
- 6 vacuum bays.
- All land, buildings, structures and equipment included in sale.
- Bays set up for credit card pay stations.
- Newly renovated pump room and new led lighting.
- Approx. .25 miles from I-19 on a main east/west thoroughfare.
- 3 mile population over 23,000.



Exclusively Represented by:

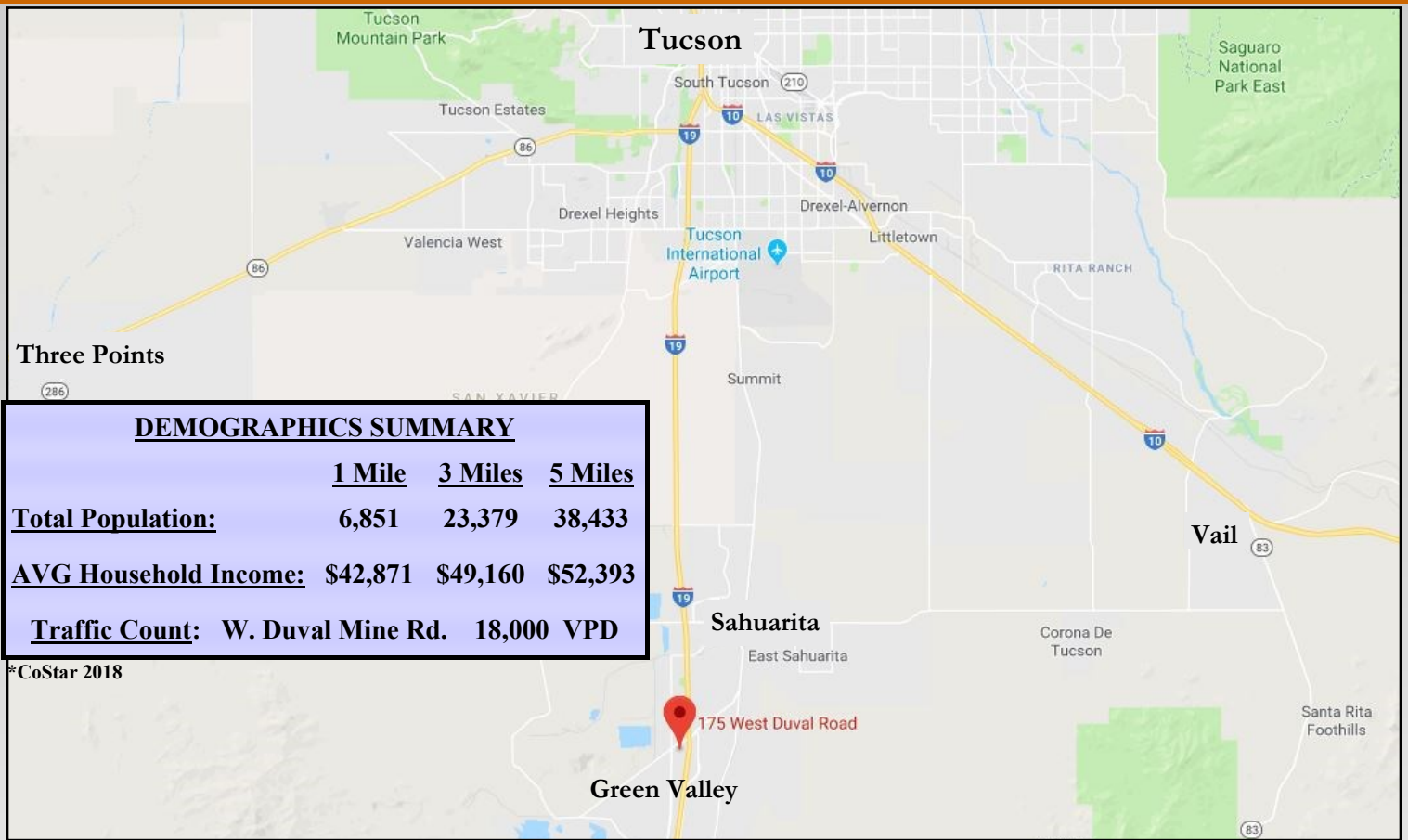
Robert Nolan

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The information contained herein has been given to us by the owner of the property or obtained from sources we deem reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Location Map



Aerial



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Investment Offering

Confidentiality Statement

This Confidential Investment Offering has been prepared by Oxford Realty Advisors, Inc. (the "Exclusive Listing Agent") for the sole purpose of the evaluation by qualified parties of the potential purchase of the Subject Property. The information contained herein is provided as a courtesy to prospective purchasers to establish a level of interest in the Subject Property, but it is not a substitute for standard due diligence investigations.

The information contained in this Confidential Investment Offering has been obtained from sources deemed reliable, and while its accuracy is not in doubt, it has not been verified and as such no guarantee, warranty or representation is made thereof. It is each party's responsibility to independently verify the accuracy and completeness of all information required to evaluate a purchase.

Additional Information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers. All prospective buyers must be registered with the Exclusive Listing Agent - no contact of any kind shall be made with any tenants of the property without prior approval by Seller or Exclusive Listing Agent.

Potential Purchasers are advised to consult with their tax, financial and legal advisors concerning all matters pertaining to their review of the Subject Property. The Seller and the Exclusive Listing Agent hereby disclaim any responsibility for inaccuracies contained herein, and Prospective Purchasers hereby agree to indemnify and hold Seller and the Exclusive Listing Agent harmless from any and all claims arising out of information contained herein or the delivery of future additional information.

Owner and Exclusive Listing Agent expressly reserves the right, at their discretion, to reject any or all expressions of interest or terminate the negotiations with any entity at any time with or without notice. Only upon mutual execution of a full Real Estate Sale and Purchase Agreement shall each party be bound to perform.

For additional information please contact
Listing Agent:

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