

# FOR SALE

Carmel Car Wash & Professional Office Space

1199 Jacks Run Road (PA Route 48)  
Allegheny County  
North Versailles PA 15137



FRONT VIEW

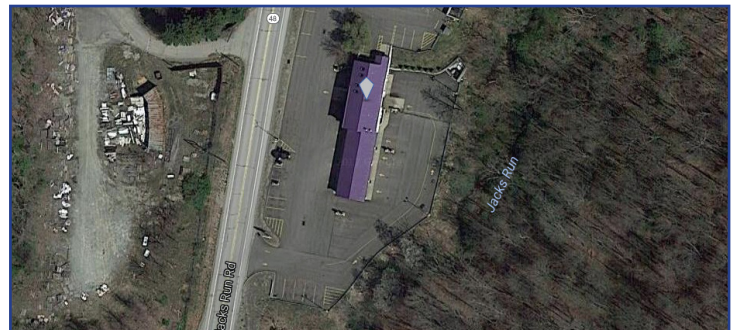


REAR VIEW



## Property Highlights:

- Two Story Office/Detail Shop & Car Wash Building
- Size of Building: 5,464 +/- Sq. Ft.
- Office Space: 1,890 +/- Sq. Ft.
- Detail Shop: 780 +/- Sq. Ft.
- Car Wash: 2,794 +/- Sq. Ft.
- 1-Auto Wash Bay | 4-Self Wash Bays
- Acreage: 1.4253 acres
- Age of Building: 2003
- Zoning: MU (Mixed Use)
- Lot & Block #: 646-H-200
- **SALE PRICE: ~~\$950,000~~ REDUCED: \$795,000**
- **NOI: \$ 68,940**
- **CAP Rate: 9%**



Demographics	1 Mile	3 Mile	5 Mile
2018 Population	3,440	40,338	127,885
Median Household Income	\$52,173	\$49,418	\$47,547



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