

# For Sale/Operating Carwash

## 1801 11th Street, Douglas, AZ



### Sale Information

#### Offering Summary

- **Sale Price:** \$380,000
- **Building Size:** Approx. 3,870 SF
- **Land Size: Oversized Lot** Approx. 32,234 SF
- **Parcel #:** 409-17-056A
- **Year Built:** 1985
- **Gross Sales 2018:** \$73,491.00
- **Cap Rate Based on Net Income:** 14.5%
- **Zoning:** GC, General Commercial, City of Douglas

#### Comments

- 7 Self serve bays including one oversized truck bay.
- 6 vacuum stations.
- Credit card capability.
- All building, improvements and equipment are included in sale.
- Newly renovated pump room and new led lighting.
- Oversized lot allows for potential expansion of bay or for complementary business.
- 3 mile population over 17,000.
- Situated on the US/Mexican border adjacent to the Mexican city of Agua Prieta, Sonora. It is located 118 miles southeast of Tucson.\*

\*Per Cochise County Assessor

### Location Map



*Exclusively Represented by:*

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## Location Highlights:

- Population within a 3-mile radius of the center is approx. 17,700.
- The city of Douglas has numerous community facilities including an indoor aquatic center, art gallery, seven parks, a picturesque 18 hole golf course, tennis and racquetball courts, a recreation center, public library, Cochise College and affiliated University of Arizona course offerings, plus an impressive list of community programs and activities for its citizens.
- Agua Prieta, which is across the border in Sonora, Mexico, has an estimated population of 67,681, bringing the entire combined trade area to over 87,000 people.



## DEMOGRAPHICS SUMMARY

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
<u>Total Population:</u>	10,042	17,700	18,097
<u>AVG Household Income:</u>	\$40,644	\$38,176	\$38,305

\*CoStar 2018

# *1801 11th Street, Douglas, AZ*

## *Investment Offering*

### Confidentiality Statement

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