For Sale/Operating Carwash 1801 11th Street, Douglas, AZ



Sale Information

Offering Summary

\$380,000 • Sale Price:

• 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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Aerial



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.



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

*CoStar 2018

1801 11th Street, Douglas, AZ Investment Offering

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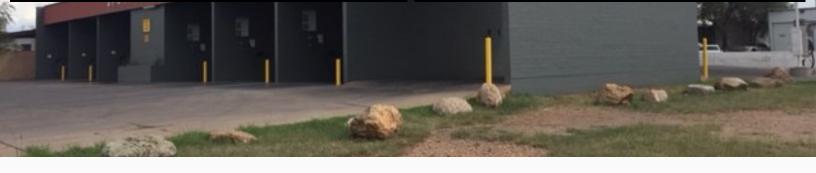
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For additional information please contact
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