



FOR SALE: \$325,000

**CAR WASH SITE IN
GROCERY
ANCHORED CENTER
640 N. BISBEE AVE
WILLCOX, AZ**

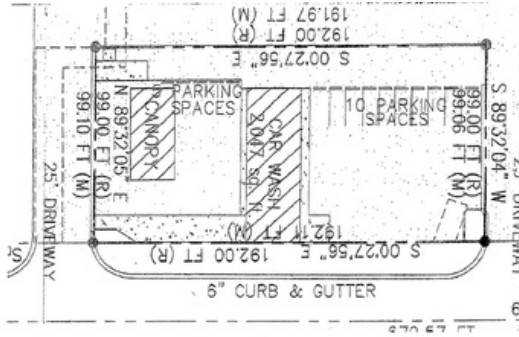
This approximately 19,166 SF pad site was an operating car wash. The subject property has four covered bays and an office. Also included is a metal carport and a covered detail area. The car wash is closed and the touchless automatic car was bay is currently not in good working order.

- ✓ Price: \$325,000
- ✓ Building Size: ± 1,032 SF
- ✓ Lot Size: ± 19,166 SF
- ✓ Parcel Number: 202-43-006C
- ✓ Property Taxes: \$1,641.66 (2020)
- ✓ Additional Charges: Buyer to pay to shopping center property manager their pro rata share of common area charges and insurance.
- ✓ Zoning: H-1 (Highway-1) City of Willcox
- ✓ Floor Drains: 4 large drains (approx. 3'x4') one in each bay and one 8" drain in office
- ✓ Use Restrictions: To be approved by Landlord and/or Safeway

Exclusively Represented by:
Tucson Realty & Trust Co.

333 N. Wilmot Rd., Suite 340, Tucson, AZ 85711
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Demographics*	1-Mile	3-Mile	5-Mile
Est. Population	1,430	2,292	3,566
Est. Avg. HH Income:	\$42,666	\$42,641	\$39,550

*source: Meridian Econometrics 2020

Traffic Counts:	Exit 340 Rex Allen Drive: 18,200 VPD (CoStar 2019)
	N. Bisbee Ave: 3,976 VPD (CoStar 2019)

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