

FOR SALE



\$675,000

3938 Columbus Road, Centerburg, OH 43011

Car Wash For Sale in Centerburg, Ohio

- Established and Profitable Car Wash
- 1—Touchless Automatic
- 3—Self Service Bays
- Hydro-Spray Rainmaker System
- Excellent Location Based On Route 36
- Two Car Vacuum Station



BEST CORPORATE REAL ESTATE
RANDY BEST, CCIM, SIOR
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Property Information

LEGAL

Legal Property Description:	Car Wash For Sale
Price:	\$675,000
Parcel Number:	18-00892.00
Occupancy:	100%

LAND

Land Acreage:	.99 Acres
Current Zoning:	Commercial
Jurisdiction:	Centerburg

STRUCTURAL

Building Square Footage:	+/- 2,256 Square Feet
Unit Square Footage:	+/- 2,256 Square Feet
Floors Above Ground:	1
Year Built:	2001

ADDITIONAL INFO

Drive-in Doors:	4
Lot Specifics:	3 Self Service Bays, 1 Touchless
Water System:	Hydro Spray Rain Maker
Previous Use:	Car Wash
Real Estate Taxes: (2024)	\$4,270

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*Line Drawings are Approximate

Nearby Amenities



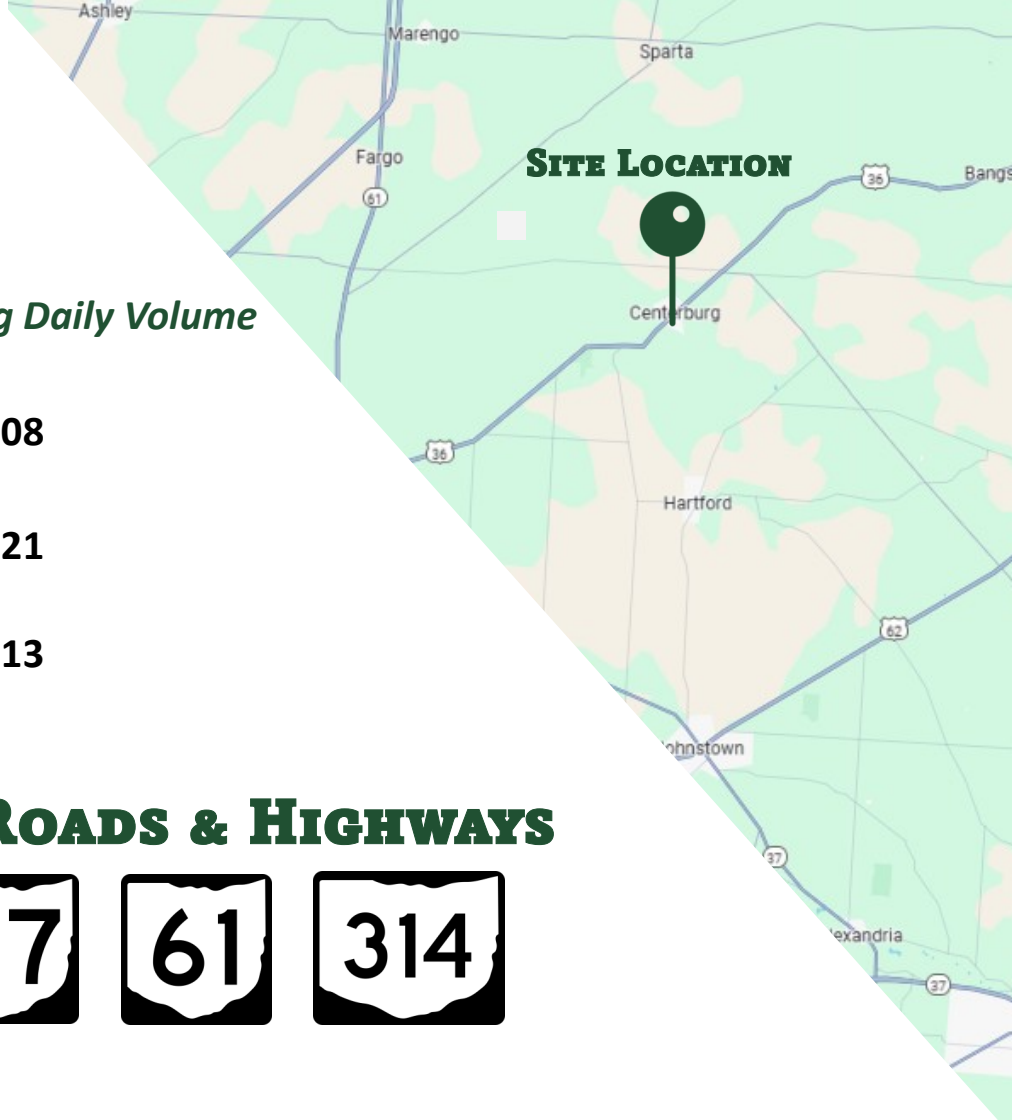
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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

TRAFFIC COUNT

Street	Avg Daily Volume
US Route 36	6,808
W Main Street	9,121
State Route 314	1,613



NEARBY MAJOR ROADS & HIGHWAYS



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020)		2,042	3,137	4,995
Households (2020)		1,227	2,215	4,792
Avg Household Income (2020)		\$70,416	\$74,982	\$77,025

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Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

Disclaimer And Confidentiality Agreement - Continued -

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