

Active

10326 Battlefield Memorial Hwy - Super Suds Car...

10326 Battlefield Memorial Hwy, Berea, KY 40403



For Sale

Other

Sale Price	\$280,000
Price Per SF	\$194.44/SF
Building Size	1,440 SF
Lot Size	1.2223 ac
County	Madison
Parcel APN	0100-0000-0043-B
Listed	07/16/2026
Updated	07/16/2026
Listing ID	41e84404

Overview

10326 Battlefield Memorial Highway – Berea, KY

Investment Opportunity | Self-Service Car Wash | 1.22 Acres

Rare opportunity to acquire a well-established self-service car wash situated on 1.22 acres along Battlefield Memorial Highway in Berea, Kentucky. This 1,440-square-foot facility features a 4-bay configuration consisting of three covered bays and one open bay, all conveniently positioned on a highly visible commercial site with excellent access and frontage along one of the area's primary corridor between Berea and Richmond.

Owner-operated for the past 17 years, this property presents an excellent opportunity for an owner-operator seeking supplemental income or an investor looking to lease the business to an experienced operator. The established location and consistent traffic provide a solid foundation with multiple avenues for future growth.

The property offers value-add potential through equipment modernization, operational enhancements, or more efficient use of the site. The excess land provides flexibility for future expansion, additional commercial improvements, or a potential ground lease, subject to local zoning and approvals.

Property Highlights

- 1,440 SF self-service, coin-operated car wash
- Four wash bays (3 covered, 1 open)
- 1.22-acre commercial site
- Excellent visibility and frontage on Battlefield Memorial Highway
- Convenient access between Berea and Richmond
- Owner-operated successfully for 17 years
- Business operating reports available to qualified buyers upon execution of a Confidentiality Agreement (CA)
- Ideal opportunity for an owner-operator or value-add investor

Listing Details

Sale Terms

Tenant
Super Suds

Building Details

Building Name	Year Built
Super Suds Car Wash	1989



Jackson Arnold

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502-316-2415



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Property Details

Zoning
C-4

Property Use Type
Business

Location



Additional Images



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