

# FOR SALE CARWASH

Azusa, California

A Full Service Carwash in San Gabriel Valley



- Lot Size: 17,800 SF
- Building Size: 3,101 SF
- Average Ticket \$42
- Excellent Signage
- Perfect Owner User
- Great Demographics
- Full Detail Shop
- High Traffic Count

**PRICE: \$3,950,000**

*No Full Service Carwash Competition within 2 Mile Radius*  
*\$1.7m @ 6.5% Assumable Loan / Owner Carry Available*  
*Commercial, SBA, and Hard Money Lending Available*



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**GAS STATION-CARWASH-INVESTMENT**

