

CAR WASH FOR SALE

1437 E Main St, El Cajon, CA 92021



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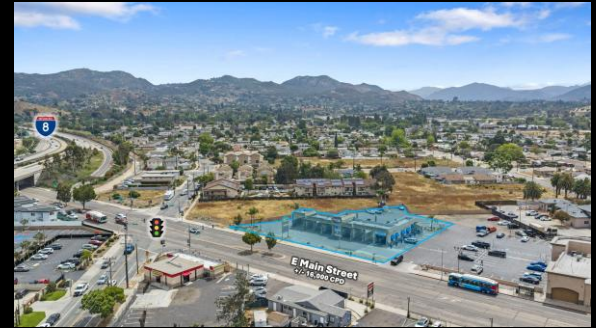
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THE GAS BROKER

80 FT AUTOMATIC TUNNEL WITH 7 SELF-SERVE BAYS

Sale Type	Property & Asset Sale
Property Address	1437 E Main St, El Cajon, CA 92021
Cross Streets	E. Main Street & 8 Freeway
County	San Diego County, CA
Sale Price	\$2,950,000
Lease Price	\$12,500/mon + NNNs
Lease Term	Negotiable
APN	511-014-27
Lot Size	+/- 37,878 SF (New Lot Line Adjustment to be recorded)
Building Size	+/- 4,560 SF
Street Frontage	+/- 220 Ft (E Main Street)
Self-Serve Car Wash	7 Bays (One Bay 13Ft Clearance)
Automatic Car Wash	+/- 80 Ft Tunnel (MacNeil Wash Systems)
Vacuums	7 Stations (Installed 2016) w/ 3 additional in Rear
Monument Signage	Available



OWNER-USER PROPERTY WITH STRONG UPSIDE POTENTIAL



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