

7709 Athens Road, Stokesdale, NC 27357

North on Hwy 220 to Hwy 158 then west several miles to property on the left at Athens Road

For Sale \$305,000



Contact: Bill Strickland, CCIM, MBA bstrickland@bipinc.com 336-369-5974

Property Features

- Built in 2005
- 6 bay car wash
- +/- 1.73 acres
- 2,880 +/- SF structure
- · Zoned Light Industrial
- 5 self serve bays and 1 touch free bay (automatic)
- 7 vacuums
- Great potential value added purchase for experienced owner/operator
- Wash Vision[™]
 monitoring system with 16 cameras
- 100% reclaim system
- Remote system allows volume and activity monitoring from anywhere
- Some equipment repairs/replacement needed
- Highly visible corner lot
- NCDOT future plans for Hwy 158 widening

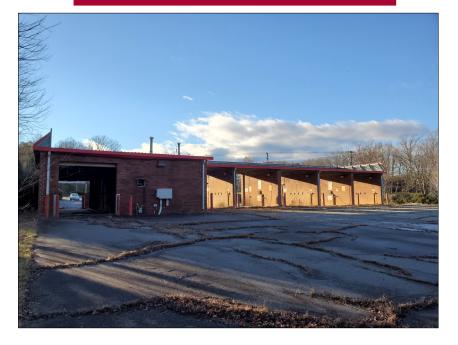
Facility Currently Closed
Potential Redevelopment
Opportunity







<u>Demographics - 10 Minute Radius</u>
Avg HH Income \$81,456
Population 13,500



The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information.