

BUILDING INFORMATION

Building 1: 29' x 57' = 1,653 sq ft
(6) 9' high x 10' overhead doors
(2) Service doors
(1) Bay w/coin-operated self-service wash gun and brush
Gas furnace

Building 2: 30' x 30' = 900 sq ft
12' ceiling
(2) 12' overhead doors
(1) Service door
Basement w/mechanic rack
Gas furnace is 7 years old

29' x 23' = 667 sq ft office space
Handicap restroom
Electric heat and central air in office

Total sq ft for both buildings is 3,220 sq ft.

- 1) 3-phase power
- 2) Recent improvements: new flooring, doors, trim, new paint.
- 3) Steel roofs inspected in 2020 found to be in good shape.
- 4) Can purchase quick lube equipment separately for \$30,200 (see Schedule A).
- 5) Inventory (oil) not included but can be purchased separately.
- 6) Sign pole and panels are included.
- 7) Self-serve car wash equipment w/(1) gun and (1) brush and new coin operation system are included.
- 8) Both buildings are block.
- 9) Black top covers entire parcel. It is sealed every year and is in good condition.
- 10) Property has a wide range of uses.