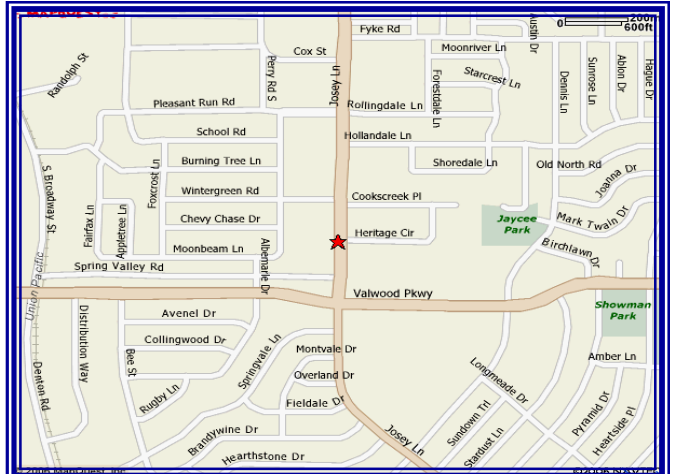


# \$750,000

## Car Wash For Sale

Car Wash 4 U  
1920 S Josey Lane  
Carrollton, Tx 75006



### General Information

Price:	<b>\$750,000</b>
Lot Size:	<b>47,916 SF</b>
Building Size:	<b>1,785 SF</b>
Year Built:	<b>2005 Renovation</b>

### January 2006 - December 2006

Gross Income:	<b>\$98,287.33</b>
Expenses	
Property Tax:	<b>\$10,217.40</b>
Supplies:	<b>\$ 2,575.02</b>
Repairs:	<b>\$ 227.26</b>
Misc.:	<b>\$ 239.05</b>
Utilities:	<b>\$10,677.84</b>
Total Expenses:	<b>\$23,936.57</b>
Net Income:	<b>\$74,350.76</b>

### Investment Highlights

- Motivated Seller
- 6 Self Serve Bays
- Completely Renovated
- 7 Vacuums & 3 Fragrance Machines
- High Traffic Area
- Good Income

**CarWashAdvisors.com**

7800 Preston Rd.  
Suite#132  
Plano, TX 75024  
Phone: 972-618-1047  
Fax: 972-421-1715

**A MERISTA R**  
COMMERCIAL

Chet Wilke— Broker  
Direct: 972-491-2438  
VM: 972-733-9560  
Chet@Cwilke.com

This information is deemed reliable. We make no representations or warranties as to the accuracy of the seller information.