

# For Sale > Crown Car Wash



- High Traffic Corner Location
- 5 Self-Serve Bays: 4 Interior/1 Exterior
- 1 Automatic Bay w/Soft Foam Brushes
- 2 Dryers & 6 Vacuum Islands
- Office w/Restroom

**Sale Price: \$725,000**

**BARBERMURPHY**

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**Listing No:** 2072

**Car Wash / Retail**

Crown Car Wash  
406 Hartman Lane  
O'Fallon, IL 62269

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$725,000  
**Sale Price/SF:**  
**CAP Rate:**  
**GRM:**  
**NOI:**

**LEASE INFORMATION:**

**For Lease:** No  
**Lease Rate:**  
**Lease Type:**  
**Net Charges:**  
**CAM Charges:**  
**Lease Term:**

**Leasing Comments:**

**Comments**

Turn-Key Car Wash for Sale located one block south of Central Park Drive across from Casey's General Store with access on Park Plaza Drive. The car wash has a brick exterior and the gable roof allows for easy access to equipment and protects water lines from cold temperatures. This is an excellent car wash location on a corner lot with ADT of 12,300.

The information above has been obtained from sources believed reliable, however no warranty or representation expressed or implied is made as to the accuracy of the information contained herein. In same is submitted subject to errors, omissions, change of price, retail or other conditions including withdrawal without notice. It is your responsibility to independently confirm accuracy.

**Total SF Available:** 3,252 SF  
**Min Divisible SF:** 3,252 SF

**SQUARE FOOT INFO:**

**Building Total:** 3,252 SF  
**Total Available:** 3,252 SF  
**Direct Lease:** 0 SF  
**Sublease:** 0 SF  
**Office:** 0 SF  
**Retail:** 3,252 SF  
**Min Divisible:** 3,252 SF  
**Max Contiguous:** 3,252 SF

**LAND MEASUREMENTS:**

**Acres:** 0.92  
**Frontage:** 221 FT  
**Depth:** 181 FT

**PROPERTY INFORMATION:**

<b>Parcel No:</b>	03-25.0-328-017	<b>TIF:</b>	No	<b>Parking:</b>	
<b>County:</b>	St. Clair	<b>Enterprise Zone:</b>	No	<b>Surface Type:</b>	
<b>Zoning:</b>	B-1(P)	<b>Survey:</b>	No	<b>Traffic Count:</b>	12,300
<b>Zoning By:</b>	City of O'Fallon	<b>Environmental:</b>	No	<b>Property Tax:</b>	\$12,583.00
<b>Complex:</b>		<b>Archaeological:</b>	No	<b>Tax Year:</b>	2017
<b>Prior Use:</b>	Car Wash				

**STRUCTURAL DATA:**

<b>Year Built:</b>	2003	<b>Clearance Min:</b>		<b>Exterior:</b>	Brick
<b>Rehab Year:</b>		<b>Clearance Max:</b>		<b>Bay Spacing:</b>	
<b>Floors:</b>		<b>Floor Drains:</b>		<b>Sprinklers:</b>	
<b>Class:</b>					

**Listing Broker(s)**

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