

SALE

SIX BAY CAR WASH

GA Hwy 16 (W Washington Street) - Monticello, Jasper County, GA 30143

PRICE IMPROVEMENT



REDUCED SALES PRICE:
~~\$810,000~~ **\$785,000**

LOCATION OVERVIEW

- Located west of Downtown Monticello
- Adjacent to Jasper Engines
- 6,910± Average VPD (2022 GDOT)
- Zoned Commercial
- Neighbors: Jack's Fast Food, Circle K, Ingle's Market, Farmer's Furniture, Town-N-Country Farm & Pet Supply, Piedmont Academy, Jasper County Schools

PROPERTY HIGHLIGHTS

- 3,673± SF Car Wash
 - Six (6) bays
 - Four (4) self-serve
 - Two (2) automatic
 - Four (4) vacuums
- Kooler Ice Machine included providing extra income
- 0.66± Acres
- 263.6'± Frontage on Highway 16
- Built in 2004
- All utilities serve the site
- Property Tax Bill: \$4,000±

DEIDRA STEWART
478.508.2652 Cell
deidra@cbcworldwide.com



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

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Revised 3/8/24

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BUILDING INFORMATION:	<ul style="list-style-type: none">• 3,673± SF Car Wash<ul style="list-style-type: none">- Four (4) self-service bays<ul style="list-style-type: none">- Each bay equipped with Custom Kraft equipment and spray gun- One (1) bay touch-free<ul style="list-style-type: none">- Wash World equipment- One (1) bay brush touch<ul style="list-style-type: none">- New Star equipment- Four (4) vacuums• All cash system; no credit cards or tokens• Storage units on property not included in sale
INCOME:	\$80,000 NOI
ACREAGE:	<ul style="list-style-type: none">• 0.66± Acres (Parcel M04 008 to be subdivided by Seller)• 263.6'± Frontage on GA Highway 16• One asphalt shared driveway
YEAR BUILT:	2004
TOPOGRAPHY:	Level, at street grade
ROOF:	Asphalt shingles
WALLS:	Masonry
PLUMBING:	<ul style="list-style-type: none">• Spray gun & brush at each bay with good drainage• Kooler ice machine is plumbed
UTILITIES:	All utilities serve the site
ZONING:	Commercial
PROPERTY TAX:	\$4,000±
REDUCED SALES PRICE: \$810,000 \$785,000	

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PROPERTY SURVEY



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PARCEL MAP



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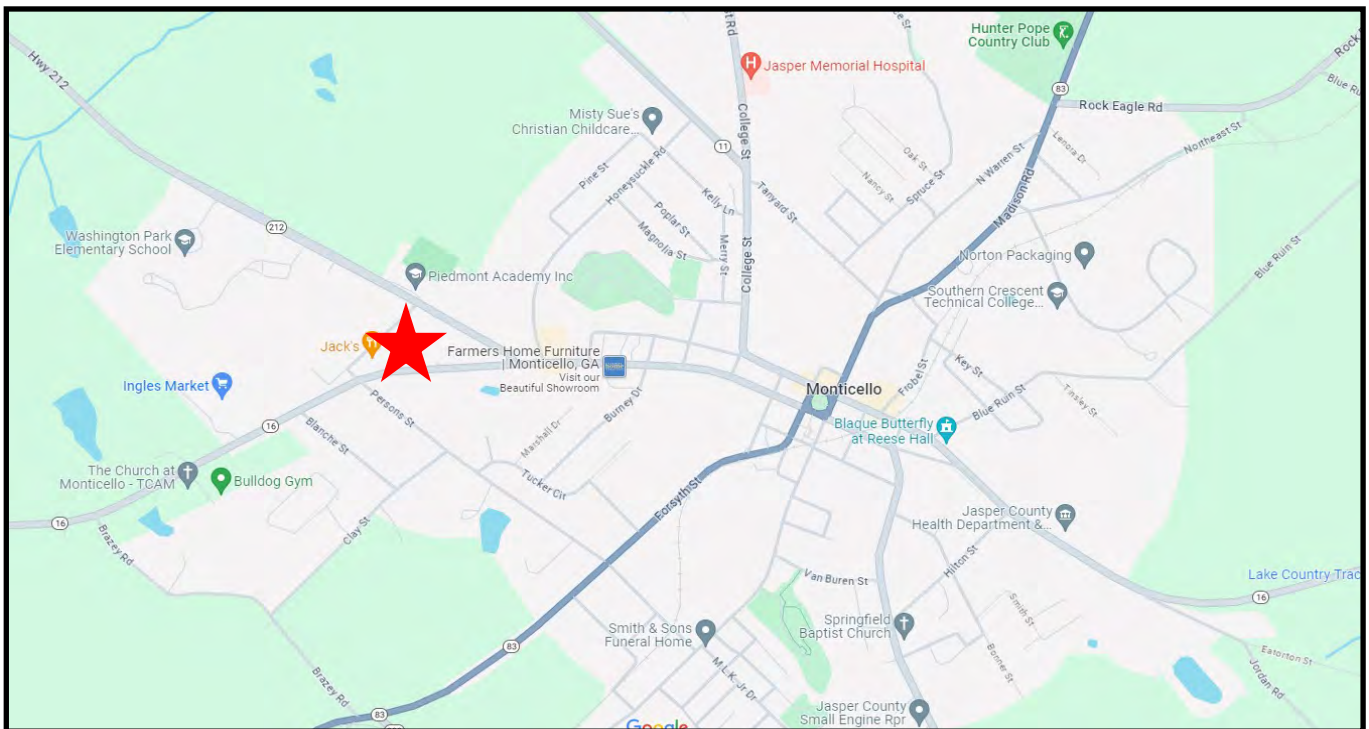


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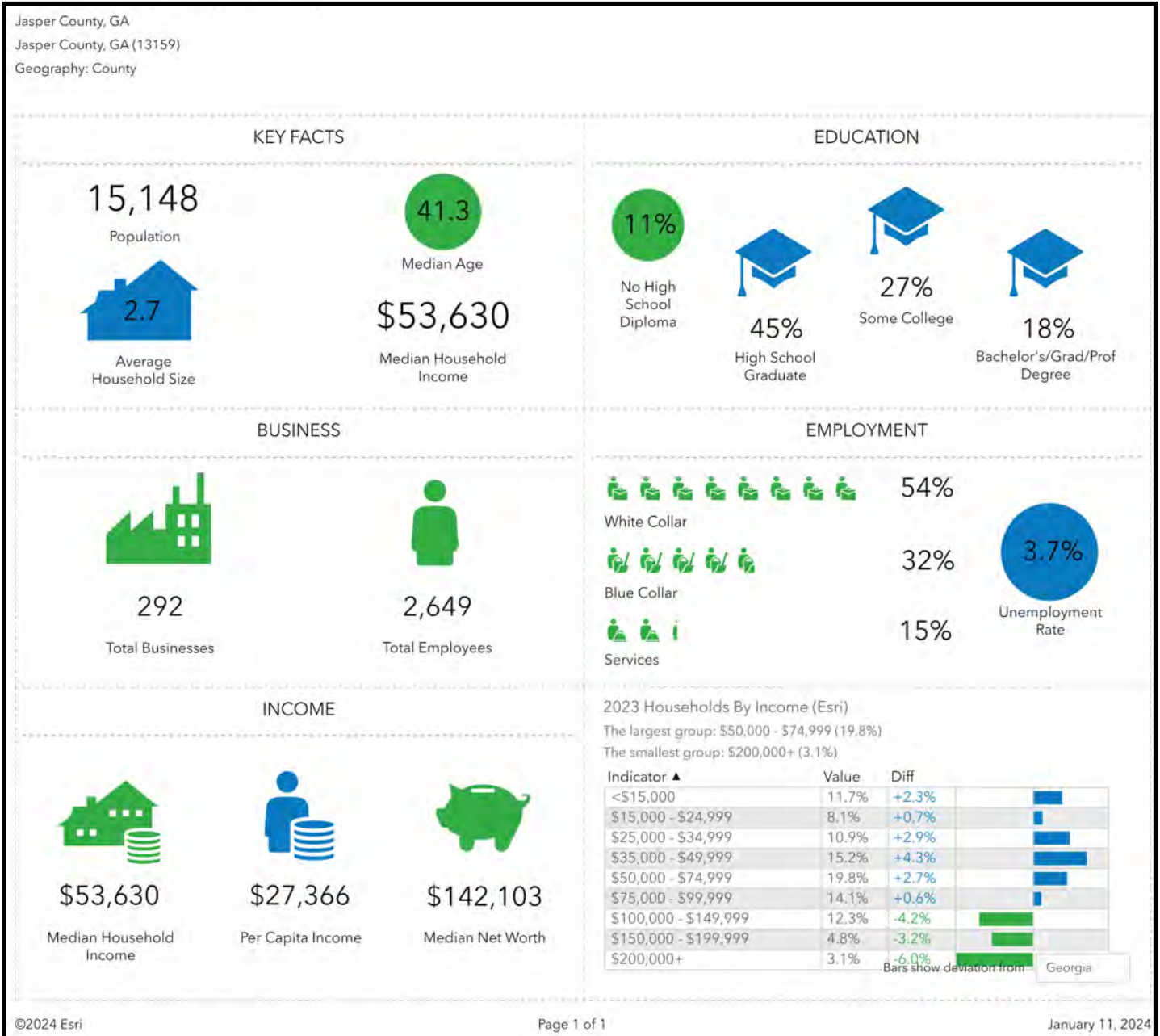
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DEMOGRAPHICS - JASPER COUNTY



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