Goldman Associates, Inc.

Commercial and Industrial Real Estate

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Listing Agreement

Property Address: Teays Valley Car Wash, Teays Valley Road, Hurricane, West Virginia

Type Property: 8 Bay Car Wash

Tax District: Scott **Tax Map/Parcel:** 223G/88.8 & 88.10

Annual Taxes: $3,000.00 Per Year **Deed Book/Page:** 470/235

Building Size: 8 Bay Car Wash; 7 Self-Service Bays; 1 Hand Wash Bay - 4,250 Square Feet

Lot Size: Approximately 18,675 Square Feet; 0.43 Acres

Site Description: The site is rectangular in shape with frontage along Teays Valley Road and Route 34. The access is along Teays Valley Road with two curb cuts. The site is level, zoned C-2, High Density Commercial and is well suited for many uses. Two billboards are located on the site, but the tenants have a 10 year pre-paid lease agreement.

Improvement Description: The property is improved with a masonry structure used as a car wash with 7 self-service bays and 1 hand wash bay. It is approximately 25 years old and has had some recent updates. The equipment is reported to be in working order except for 1 bay.

Listing Agent: Todd Goldman **Sale Price:** ~~$335,000.00~~
Reduced: **$275,000.00**