





4 BAY CAR WASH WITH OFFICE SPACE

- **Asking Price:** \$999,000
- **Zoning:** C1-16 - Village Commercial
- **Total Building Area:** Approx. 3,700 SF
 - » Front Hair Salon: Approx. 420 SF
 - » Car Wash: Approx. 3,280 SF

PROPERTY DETAILS



Centrally located in an established residential area

- **Property Taxes:** \$7,803.96 (2024)
- **Property Insurance:** \$5,830.55 (2023)
- **Utilities:** \$13,117.11 (2023)



Parking available on-site

- **Site Area:** 0.376 Acres
- **Gross Income:** Over \$123,000/yr
- **NOI:** \$95,000/yr. (including the front office space)

IMAGES



TYLER DESJARDINE

Sales Representative

519 438 5403

tyler.desjardine@cushwakeswo.com

**CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO**
850 Medway Park Dr, Suite 201
London, Ontario N6G 5C6
www.cushwakeswo.com

 **CUSHMAN &
WAKEFIELD**
Southwestern Ontario

©2025 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance.

This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.