



COMMERCIAL New Haven * Milford * Woodbridge * Branford * Old Saybrook

**REDEVELOPMENT OPPORTUNITY
FULLY EQUIPPED
CAR WASH FOR SALE
POTENTIAL AUTO REPAIR FACILITY
2,794 SF/ 0.28 Acres**

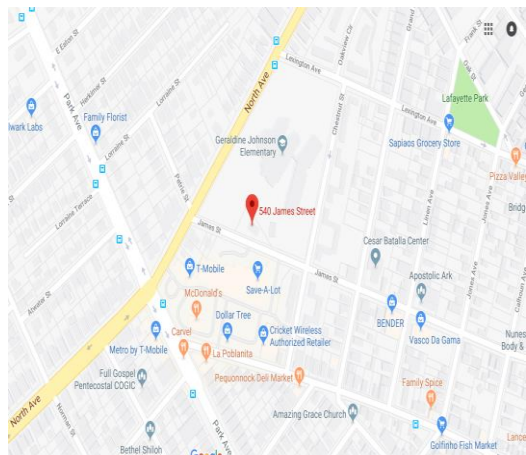
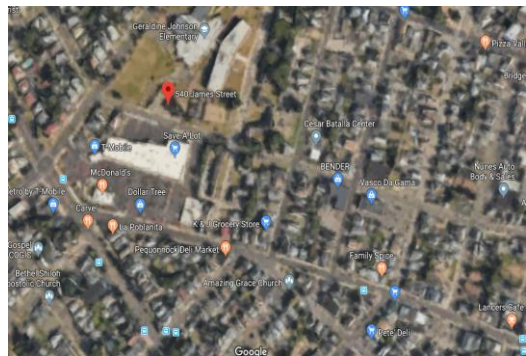
540 James Street, Bridgeport, CT 06604



FOR SALE: \$599,000

**In & Out Car Wash
2,794 SF Fully Equipped
High Visibility Location**

- 2,794 SF on 0.28 Acres
- Fully Equipped, complete with Real Estate and Car Wash Equipment
- Incredibly Successful
- Also: Redevelopment Opportunity or Auto Repair Service
- Near McDonald's, Dollar Tree & People's Bank





Property Information

Total Building SF	2,794
Available SF	2,794
Year Built	1966
Ceiling Height	14' +/-
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	TBD
Loading Dock	0
Overhead Door	2
Construction	Brick/Block
HVAC	No Heat/No A/C
Electric Service	TBD
Gas	Yes
Column Spacing	N/A
# of Floors	1
Parking	Attached Lot
Bathrooms	
Frontage	166' +/-
Zoning	RC
Assessment	\$166,180.00
Environmental	TBD
Taxes	\$8,972.00
Taxes / SF	\$3.21

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Comments:

Great Opportunity!! Fully Equipped and very successful In & Out Car Wash. 2,794 SF on .28 Acres. Sales includes Real Estate and all equipment and fixtures necessary to carry on a car wash business! Also, Redevelopment Opportunity or Auto Repair Service. High visibility retail location right off Route 1. New store added, New concrete pad. Great condition throughout!

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