

COMMERCIAL PROPERTY FOR SALE



Address

3515 W. Walnut, Rogers

**Reduced
Price**

\$699,900

Nine-year old self-serve car wash on 1.19 ac. Conveniently located off I-540 between Bentonville and Lowell in Benton County.

~ see reverse for more photos & info



Directions: I-540 to exit 85, go west on W. Walnut. Car wash on left.

**For more information contact:
Larry Hall at 479.936.2709 | Justin Combs at 479.718.2227**

Financing available.

Financing subject to credit and underwriting approval for qualified buyers.

Visit www.ffbh.com/property.html for other listings!

COMMERCIAL PROPERTY FOR SALE

Car Wash located at 3515 W. Walnut, Rogers, AR



Two Automatic Bays



Car Care Center & 6 Commercial Vacuums

Zoning C2-CU, retail highest and best use. Lots 2 & 3, Professional Park to the City of Rogers. Car wash was built in 2000 and has 4,343 sq. ft. of gross leasable area. Also features trash enclosure, aluminum canopies, lighting, and asphalt paving. In August 2010, property appraised for \$860,000 and land appraised for \$510,000.



6 Self-Serve Bays

~ see reverse for more photos & info ~