



KEY FEATURES

- 3,036 SF footprint including 6 operational bays & 1 bay not in use
- 28,000 AADT on University Pkwy
- 8 Vaccums at 4 stations
- Upside potential with potential addition of in bay tunnel, ice vending, ATM, etc.
- Sale price includes all fixtures, equipment, and supplies

RETAIL / CAR WASH

FOR SALE | \$1,034,000

7-BAY SELF-SERVICE CAR WASH

4993 University Parkway
Winston Salem, NC 27106

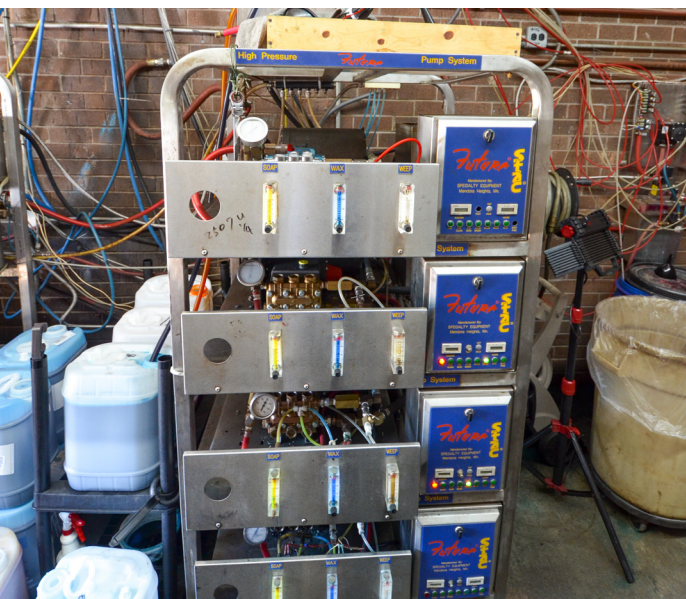
Presenting an exceptional and profitable opportunity on the northside of Winston Salem, NC. This property at 4993 University Parkway boasts six self service car wash bays with the flexibility to expand profits with a seventh bay (self or tunnel), catering to the growing demand for automotive care services. Strategically positioned with curb cuts along two sides and six turning movements into and out of the property, accessibility is unparalleled, ensuring a steady flow of customers. Owner reports little to no financial impact as a result of new tunnel washes built nearby and within the last couple years. With University Parkway witnessing over 28,000 AADT and being situated adjacent to prominent establishments such as Walmart Neighborhood Market, TrueBuy Automotive, and State Employees Credit Union this business has maximum exposure and accessibility. The sale price includes all fixtures, equipment, and supplies, making this a turnkey opportunity to capitalize on a thriving industry. Don't miss out on securing your place in this lucrative market.

LEARN MORE ABOUT THIS PROPERTY

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UNIVERSITY PARKWAY 6-BAY CAR WASH

LOCATION

Address	4993 University Parkway			City	Winston-Salem
State	NC	Zip	27106	County	Forsyth

PROPERTY DETAILS

Property Type	Retail / Self Service Car Wash	Acres ±	0.84	Avail SF ±	3,036 (footprint)
Restrooms ±	0	Ceiling Height ±	10'10" (8'6" clear)	Parking ±	Variable w/ Stacking Lanes
Building SF ±	3,036	Bay Size ±	10' - 15'3"	Retail SF ±	3,036
Roof	Metal	Drive-ins ±	7 (6 opperational)	Year Built	1985
Bldg Exterior	Brick	Sprinklers	N/A		

UTILITIES

Electrical	Municipal	Sewer	Municipal	Heat	Electric
Water	Municipal	Gas	Piedmont		

TAX INFORMATION

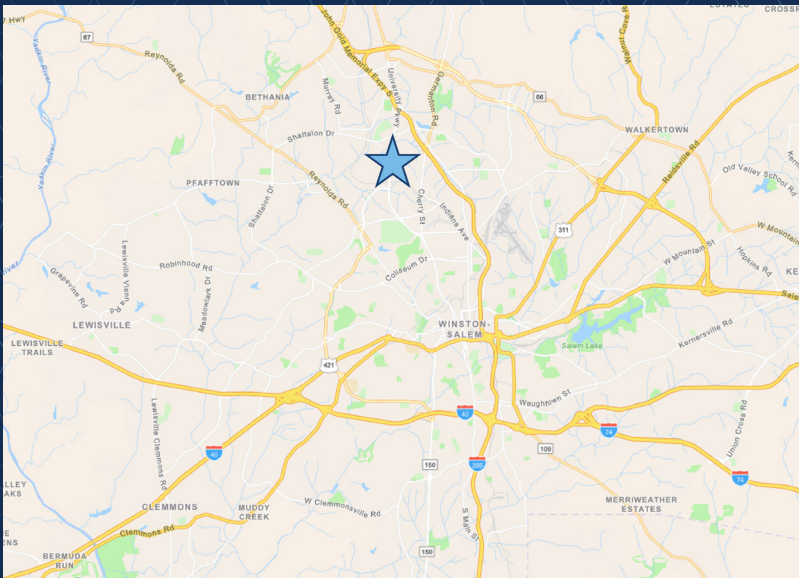
Zoning	Highway Business	Tax Block	3451
Tax PIN	6827-29-7230	Tax Lots	6C

PRICING & TERMS

Price	\$1,034,000	Tax Value	\$491,700
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COMMENTS

This business and the property are for sale. This is a high yield cash-only operation that has been self managed for 30 years. There exists many opportunities to streamline operations & expenses as well as capture additional sales. Owner provided financial information is available to qualified buyers only.



LOCATION FEATURES

- 230 feet along University Parkway and 270 feet along Home Road
- Curb cuts along both University Parkway and Home Road with 6 turning movements into and out of the property
- Adjacent to Walmart Neighborhood Market, TrueBuy Automotive, and State Employees Credit Union
- 1.5 miles from Winston-Salem major northside shopping regional attractor
- 1.9 miles to Wake Forest University