



# Tucson Realty & Trust Co.

Southwest Expertise, Global Capability

333 N. Wilmot Rd., Ste 340

Tucson, AZ 85711

520-577-7000

[www.tucsonrealty.com](http://www.tucsonrealty.com)

FOR SALE

## Car Wash Site in a Grocery Anchored Center



### 640 N. Bisbee Ave. Willcox, AZ

This approx 19,166 SF pad site was an operating car wash. The Subject Property is located in the Safeway anchored Willcox Village Shopping Center and is just east of Safeway. The Subject Property has four covered bays and an office. Also included is a metal carport and a covered detail area. The car wash is closed and the touchless automatic car wash bay is currently not in good working order.

#### Specifications

Sale Price:	\$325,000
Address:	640 N. Bisbee Ave, Willcox, AZ, 85643
Parcel Number:	202-43-006C
Property Taxes:	\$1,903.14 (2016)
Additional Charges:	Buyer to pay to shopping center property manager their pro rata share of common area charges and insurance.
Building Size:	± 1,032 SF space (Four Covered Bays and Office)
Floor Drains:	4 large drains (approx. 3'x4') one in each bay and one 8" drain in the office.
Lot Size:	± 19,166 SF
Zoning:	H-1 (Highway-1) City of Willcox
Use Restrictions:	To be approved by landlord and/or Safeway
Traffic Counts:	Exit 340 Rex Allen Drive 18,200 VPD (2014 Cochise County) N. Bisbee Ave 3,976 VPD (2015 SEAGO)

Demographics*	1-Mile	3-Mile	5-Mile
Est. Pop. (2015):	3,013	5,249	6,007
Est. Avg. HH Income:	\$52,289	\$57,473	\$58,758

\*Source CoStar 2015

Exclusively Represented by:

**Tucson Realty & Trust Co.**

**Pat Darcy**

Retail Division Head

Office 520-618-5324

Information contained herein has been obtained from the owner of the property or other source that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.



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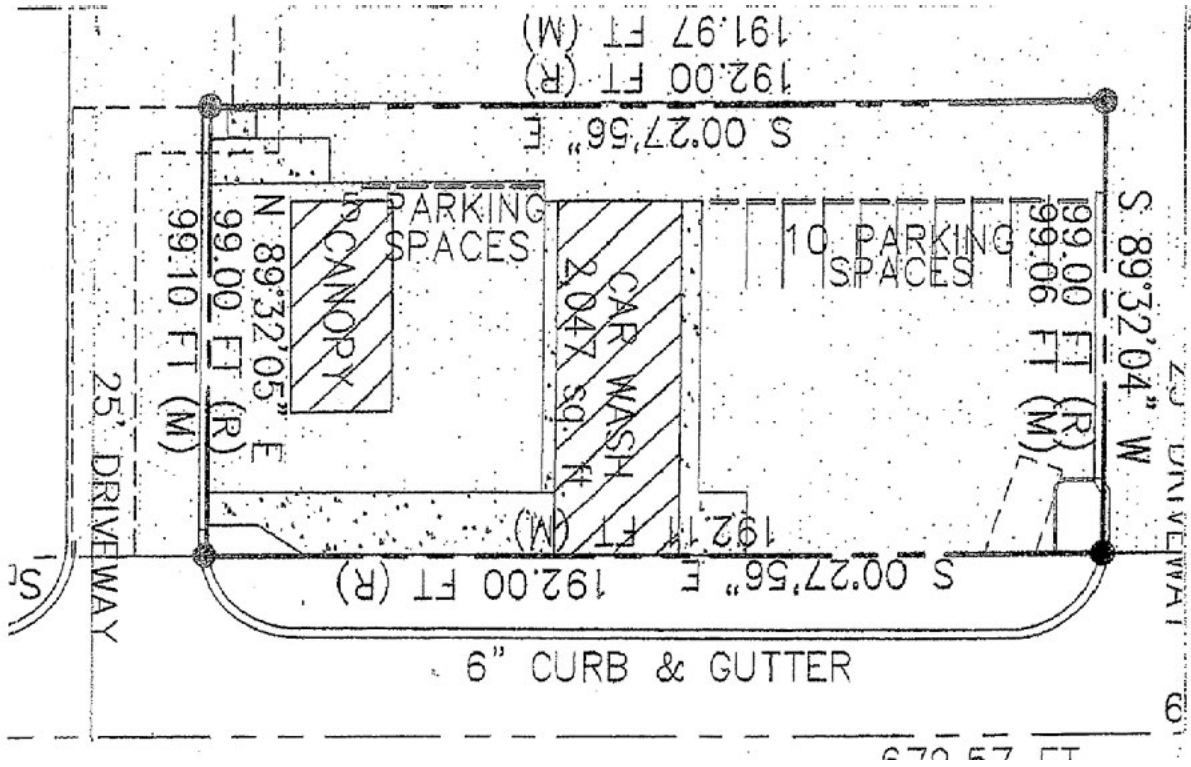
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