

For Sale

Full Service Car Wash - Strong Financials

1.10± Acres

PLEASE DO NOT DISTURB TENANT



8600 Mexico Road O'Fallon, MO 63366

Sale Price: **\$2,250,000.00**

Contact: Christopher Taff or
Rebecca Suen

- 4,441± Sq. Ft. Building
- PECO Car Wash System - Financials Available Upon Request
- Excellent Traffic Counts & Visibility
 - * 37,569± Vehicles Per Day on Highway K @ Mexico Rd.
- 2016 Population:

1-Mile	3-Miles	5-Miles
9,122	84,363	156,088
- 2016 Household Income

1-Mile	3-Miles	5-Miles
\$76,414	\$90,055	\$96,496




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