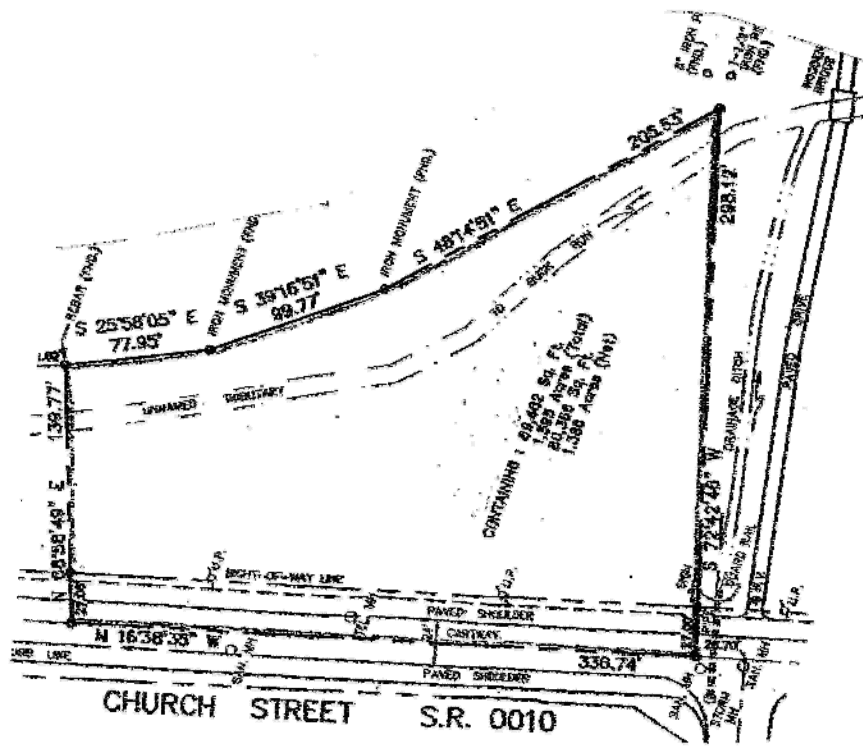


TAX MAP



Great Investment Opportunity

Modern Automatic Car Wash
& Self Serve Gas Station on a
1.595+/- Acre Lot

**103 N. Church Street
Parkesburg PA 19365**

Parkesburg Boro - Octorara Area Schools

\$399,900.00



Route 30 & Pequea Ave
P.O. Box 7, Gap PA 17527
(717) 442-9221
(610) 384-8433

Listing Agent: Steve Barr
steve@barr1.com
www.barr1.com

ADDRESS: 103 N. Church Street, Parkesburg PA 19365

PRICE: \$399,900.00

OWNER: Church Street LLC

LOT DESCR: 1.595+/- Acres (see plot plan on back

ZONING: Residential (Non-conforming permitted use of record)

TAX PARCEL: 08-04-0077

DEED REF: 4263-2394

WATER: Public

SEWER: Public

TAXES: **YEAR: 2015/16**

\$7,040

School: Octorara

781

County: Chester

1,877

Municipal: Parkesburg Boro

\$9,698

TOTAL

★DIRECTIONS★

From Rt 30 & Rt 10 intersection, take Rt 10 South to Parkesburg. Property on left before underpass.

(Rt 10 is Church Street in Parkesburg)

The information contained in this brochure is believed to be accurate, but is not guaranteed.



Great opportunity to buy a modern facility with good income.
Currently fuel sales billed on a monthly basis.
Could easily be converted to an attendant station to increase sales.
Current financial information available to qualified buyers with a signed non-disclosure agreement.

★FEATURES★

Approx 32' x 42' Split Face Block Car Wash Building;
18' x 40' Wash Bay & 12' x 40' Equipment Room;
2 -Peerless Boilers For Radiant Floor Heat & Hot Water;
Gas Burners Installed 2014;

1-Weil Mclain Indirect Water Heater (2015);
Radiant Heated Floors, Entrance And Exit Pads;
400 Amp 3 Phase Electric;

ADA Compliant Restroom; 3' x 8' Kiosk;

Approx 24' x 54' Canopy; 24' x 54' Heated Island Mat;

Note: Fish bait machine not included. Actual fuel inventory to be paid separately at settlement, in addition to the sale price.

★EQUIPMENT LIST★

Car Wash

- 2 -Coin Operated Commercial Auto Vacuums
- 3 -Three Column Laurel Metals Vending Machines
- 1-Single Column Laurel Metals Electronic Vending Machine
- 1-Stainless Steel American Changer Bill Change Machine
- 1-Magic Wand Size-O-Matic Touchless Automatic Car Wash
- 1-Unitec Wash Select II Automatic Car Wash Pay Station w/Coin, Bill, & Credit Card Options For 4 Wash Levels
- 1-Unitec POS 4000 Wash Pay Station
- 1-240v 3PHS. 60 Gal. Air Compressor (2008)
- 1-Reverse Osmosis Spot Free Rinse System With Storage Tank
- 2 -Dosatron Water Powered Chemical Pumps (2015)
- 1-Air Operated Wax Pump

Fuel System

- 2 -12000 Gallon Brine Filled Double Wall Fiberglass Tanks
- 1-10000 Gallon Brine Filled Double Wall Fiberglass Tank
- 1-Tokhiem 4 Hose MPD
- 1-Tokhiem High Speed Diesel Dispenser
- 2 -Tokhiem Diesel Slave Dispensers
- 1-Veeder Root Tls-350 Tank Monitor
- 1-MSI Proprietary Card POS System