

**For Sale**

**Upscale Car Wash for Sale: 120 Brawley School Rd.,  
Mooreville, NC. Land and Business- \$1,890,000.**



Modern, strategically located automated car wash.

Very clean operation with multiple entry/exits, and comfortable wait room areas, both inside and out. Situated in an area providing essential consumer needs with schools, municipality offices, retail, and financial institutions all within blocks of the site.

Surrounded by numerous neighborhoods in all directions, the median real estate price is a respectable \$313,077.

CPD is 20,000 in front of the facility, and 19,000 at the signalized intersection.

New reduced price- \$1,890,000 for the real property, FF&E and 0.95 acre of land. Iredell County Parcel # 4657-20-38998-000.



**Roger Baldwin**

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Licensed in both Carolinas



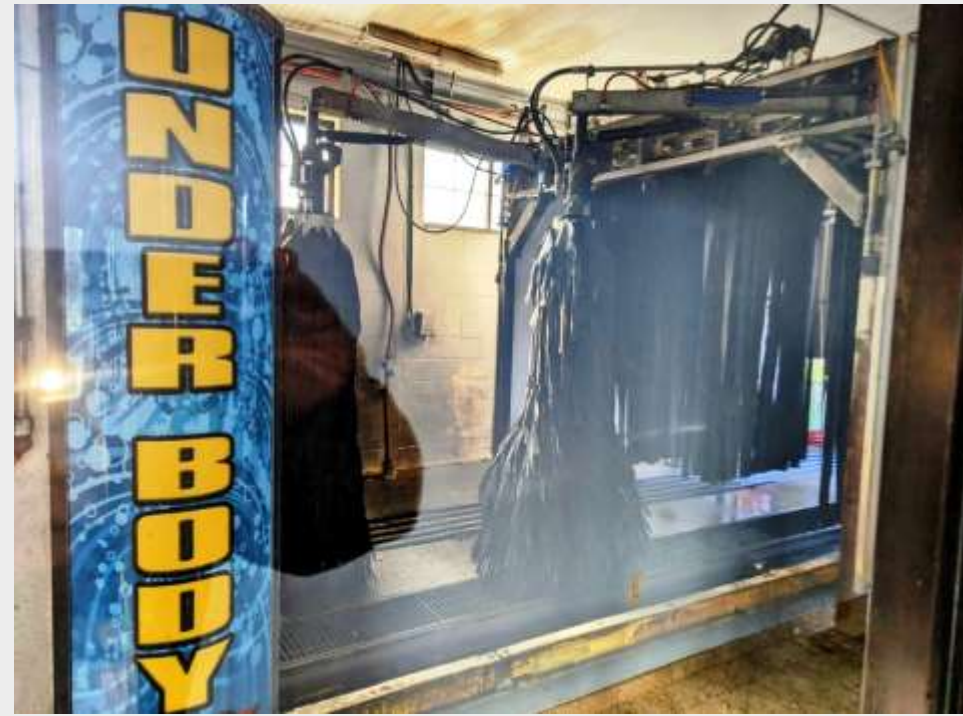
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## Vacum Island & Entrance into auto wash bay



## Soft brushes do sides & under body



This is a full-service car-wash, customers don't have to vacuum or do anything other than enjoy a short break in the comfortable lobby.

The automatic equipment is designed to deliver a superior and complete all over and underneath cleaning.

Multiple detail packages offer many options for customers.





Mooresville NC is experiencing explosive growth and has become one of the most desirable cities in NC, in part due to their excellent schools, close proximity to Charlotte and the very popular Lake Norman.

