

Clio Car Wash!

11561 N Saginaw,
Clio MI 48420

ZONING

COMMERCIAL

PRICE

\$395,000

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ADVISORS**

SERVING MID-MICHIGAN SINCE 1967

For Sale



**4 Bays &
1 automatic Bay**

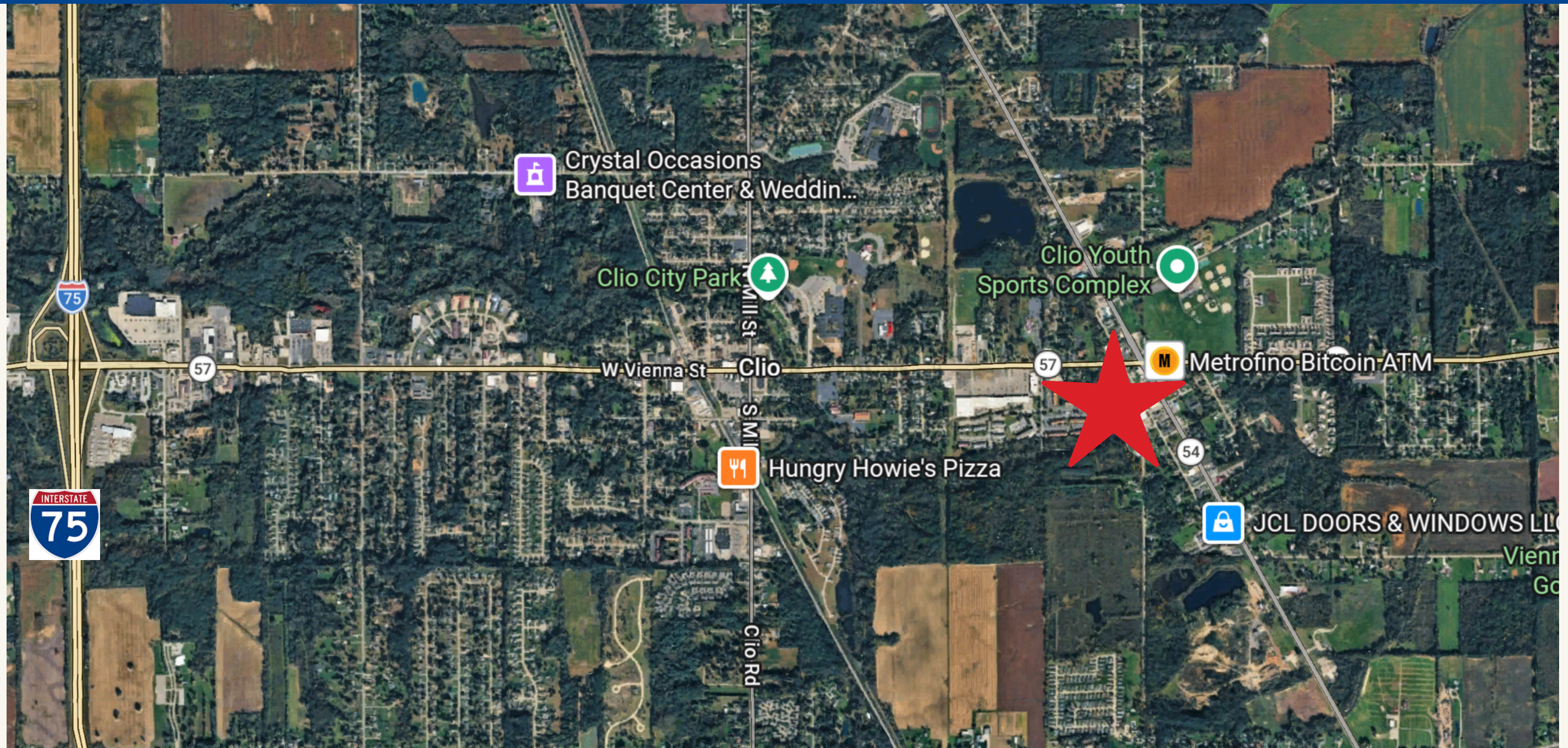
JERRY MANSOUR | 810-244-6000 | www.mansourrealty.com

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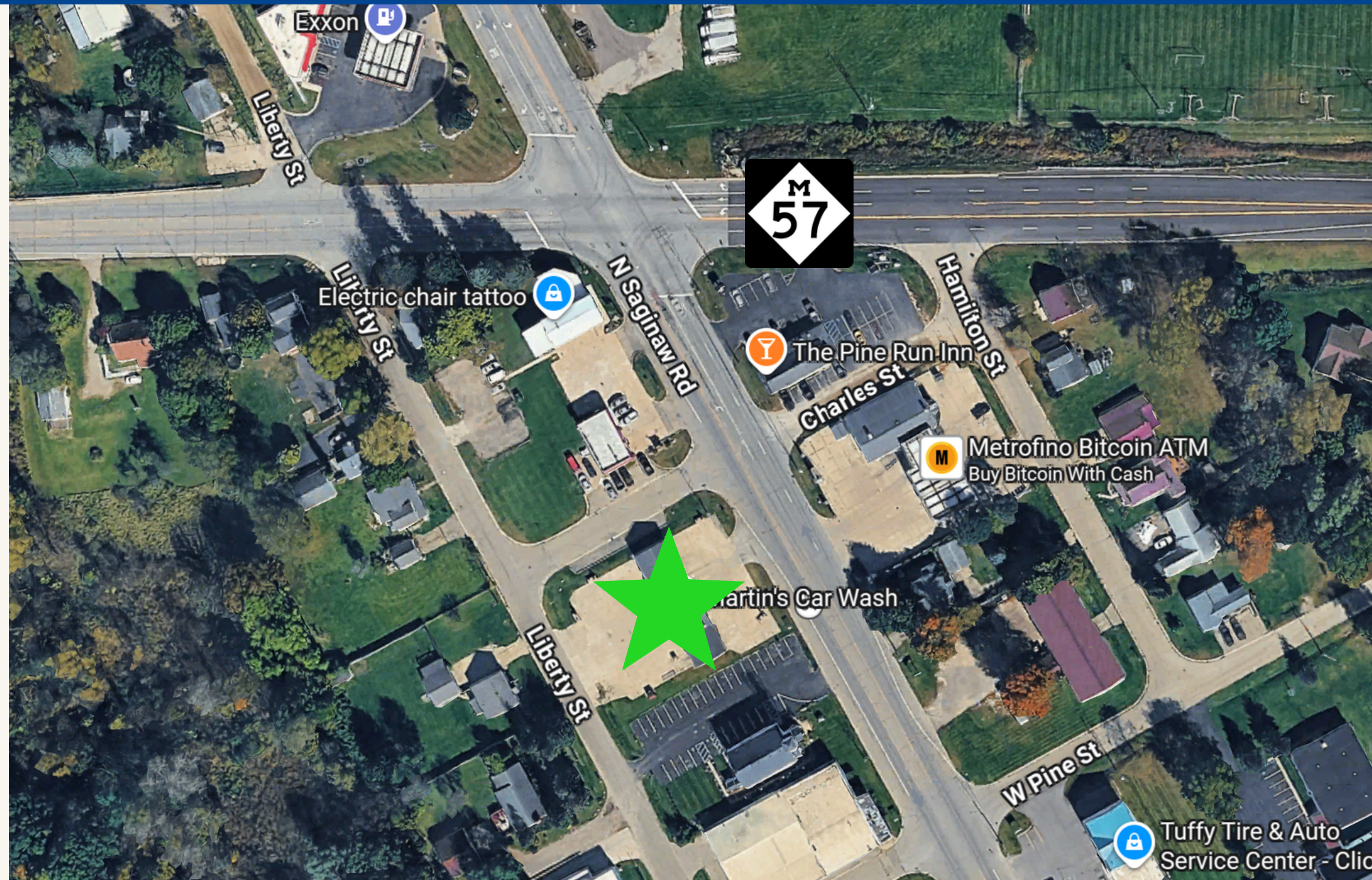


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PROPERTY OVERVIEW



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PROPERTY DESCRIPTION

- Updated hand car wash plus 1-bay automatic — dual revenue streams ready to go
- Prime Saginaw St visibility on one of Clio's most heavily traveled corridors
- Minimal improvements needed — start generating income fast
- Surrounded by gas stations and city amenities driving consistent customer traffic
- Turnkey wash facility in a proven, high-exposure retail location

PROPERTY DATA

Location	11561 N Saginaw, Clio MI 48420
Size	4000 SF
Traffic Count	15,000 Average Annual Daily Traffic
Zoning	General Commercial
Asking Price	\$395,000
Access	N Saginaw, Clio
Utilities	County Water and Sewer

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LOCATION & AREA CONTEXT



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- **Visibility** - Exceptional visibility with consistent high traffic
- **Expressway Access** — I-75 & Dort Hwy
- **Retail** — Close to several downtown retail shops
- **Restaurants** — Numerous restaurants nearby
- **Profit** - Turnkey business with proven profitability

FOR MORE INFORMATION CONTACT:

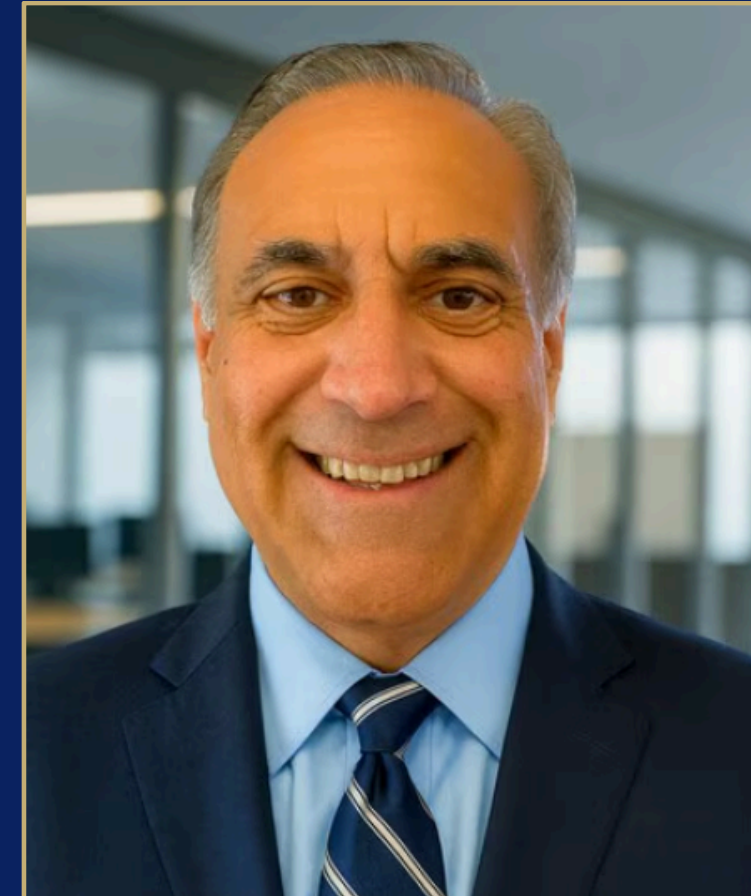
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