



Offering Summary

Sale Price:	\$500,000 (\$14.00/SF)
Building SF:	2,685
Lot Size:	0.82 Acres
Year Built:	2002
Zoning:	B-3

Location Overview

Positioned in south Bossier City, the property is near the intersection of Jimmie Davis Highway and Barksdale Boulevard, providing access to Barksdale Boulevard (± 1 mile), I-20 (± 3 miles) and Barksdale Air Force Base (± 4 miles), offering connectivity to major transportation routes and commercial areas throughout the Bossier City market.



Property Type	Land
Property Subtype	Industrial
Building Class	A
Number of Buildings	2

Established self-serve car wash property offered as land with improvements, providing an opportunity for continued operation or future redevelopment. The property is located in a high traffic area and is currently operational. Financials are unavailable. Offering is also available part of a 3 Property Portfolio listed at \$1,300,000 to include all locations: 879 W. Bert Kouns Ind. Loop, 1751 Jimmy Davis Hwy, 2828 Coronado.

- Established self serve car wash
- High visibility, high traffic location
- Land with existing improvements
- Current operation provides potential interim income
- Flexible redevelopment potential
- Available independently or as part of a three property portfolio