

# DETROIT - JEFFERSON CAR WASH

14615 EAST JEFFERSON AVENUE | DETROIT, MI 48215



## FOR SALE

C3 CRE, LLC | 36800 Woodward Avenue | Suite 301 | Bloomfield Hills, MI 48304 | 248.220.1110 | c3cre.com

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## PROPERTY HIGHLIGHTS

- Operating car wash and detail shop available for sale - real estate and business license included, along with municipal approved plans for future renovations.
- Business growth through future renovations calls for upgrades to the building facade, a new equipment package, and expansion for more vacuums to the vacant land at the rear of the site.
- Ownership has an assumable land contract for seller financing for an operator/investor to take advantage of.
- The site has strong visibility and access along the high-traffic Jefferson Avenue, along with prominent pylon signage.
- Consistent customers from both local residents and commuters, serving surrounding neighborhoods such as the Marina District, Grosse Pointe Park, Riverbend, and Jefferson Chalmers.
- Surrounded by a dense residential community and great retail synergy with both national and regional tenants in the marketplace. Additionally, this property is also just 1.5 miles from the Stellantis Jefferson North Assembly Plant, which employs over 5,000+ people.
- With capital improvements and increased day-to-day operations, presenting a lucrative opportunity for growth and profitability in the high-demand automotive industry.

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	30,769	63,144	271,135
Total Population	74,827	155,458	667,098
Average HH Income	\$97,729	\$87,185	\$69,915

## BUILDING SIZE

Total: 6,350 SF

Car Wash: 5,643 SF

Detail Shop: 707 SF

## LAND SIZE

0.44 Acres

## ASKING PRICE

\$1,400,000 (Seller Financing Available)

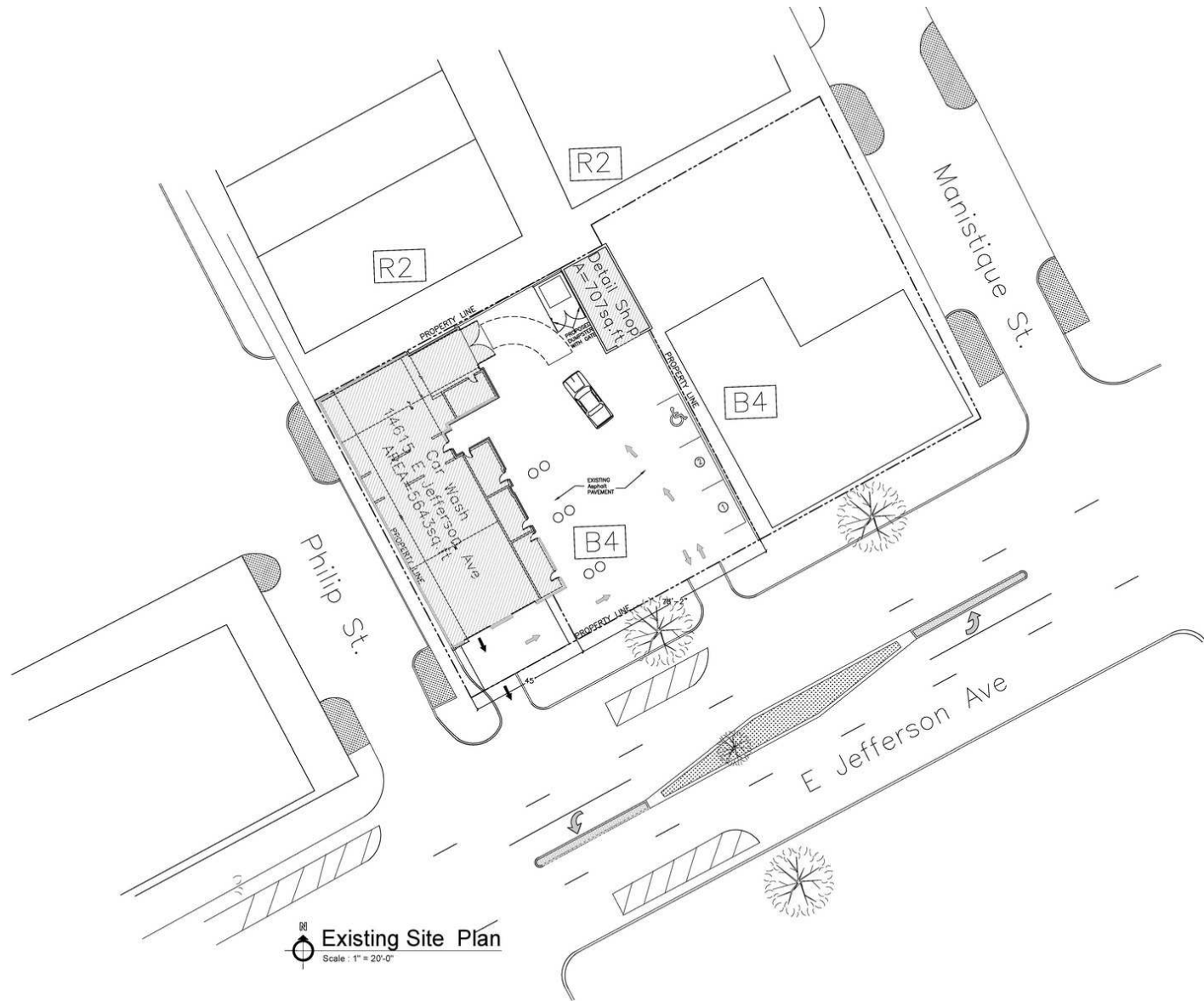
## AREA TENANTS





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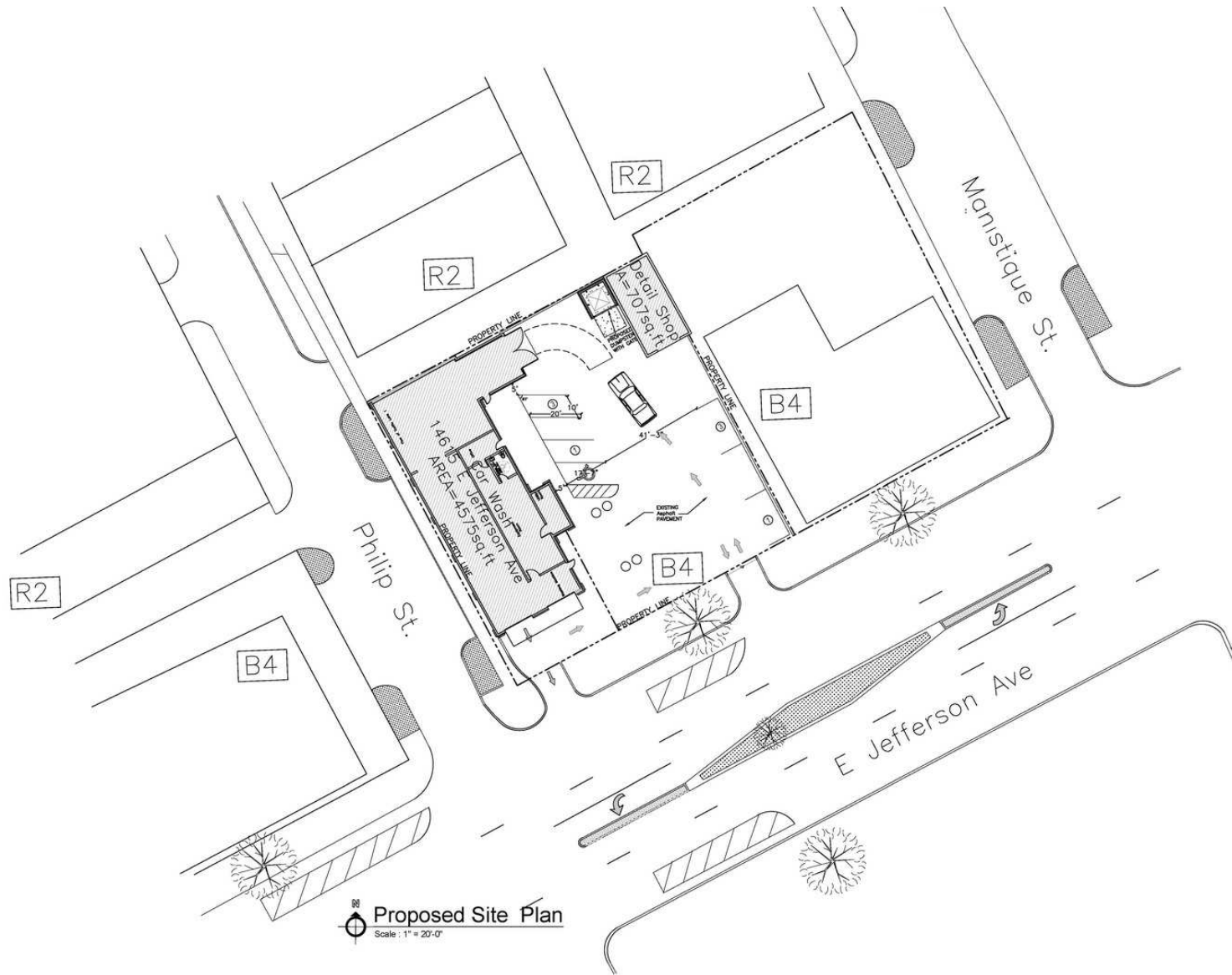
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Existing Site Plan  
Scale: 1" = 20'-0"

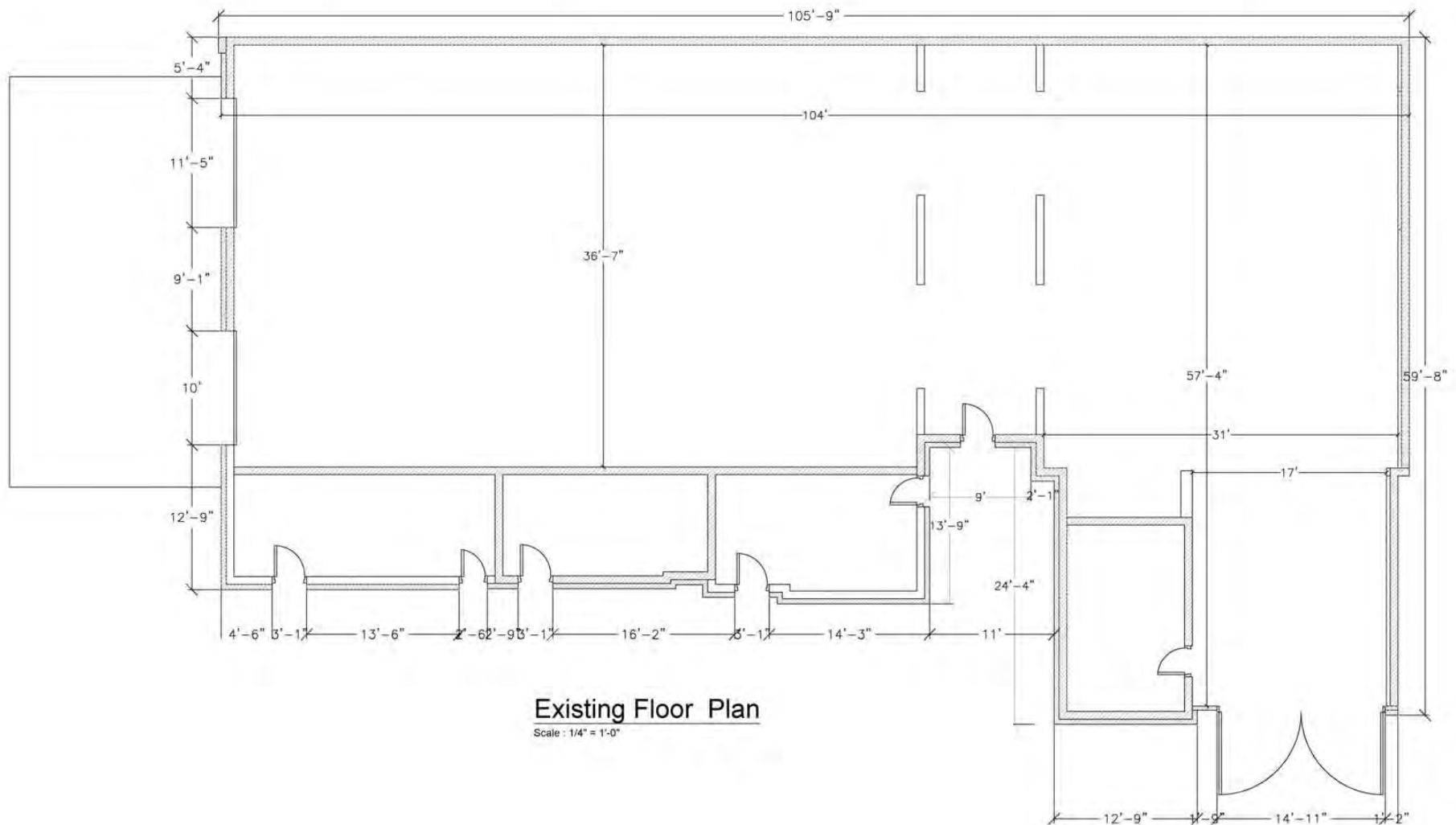
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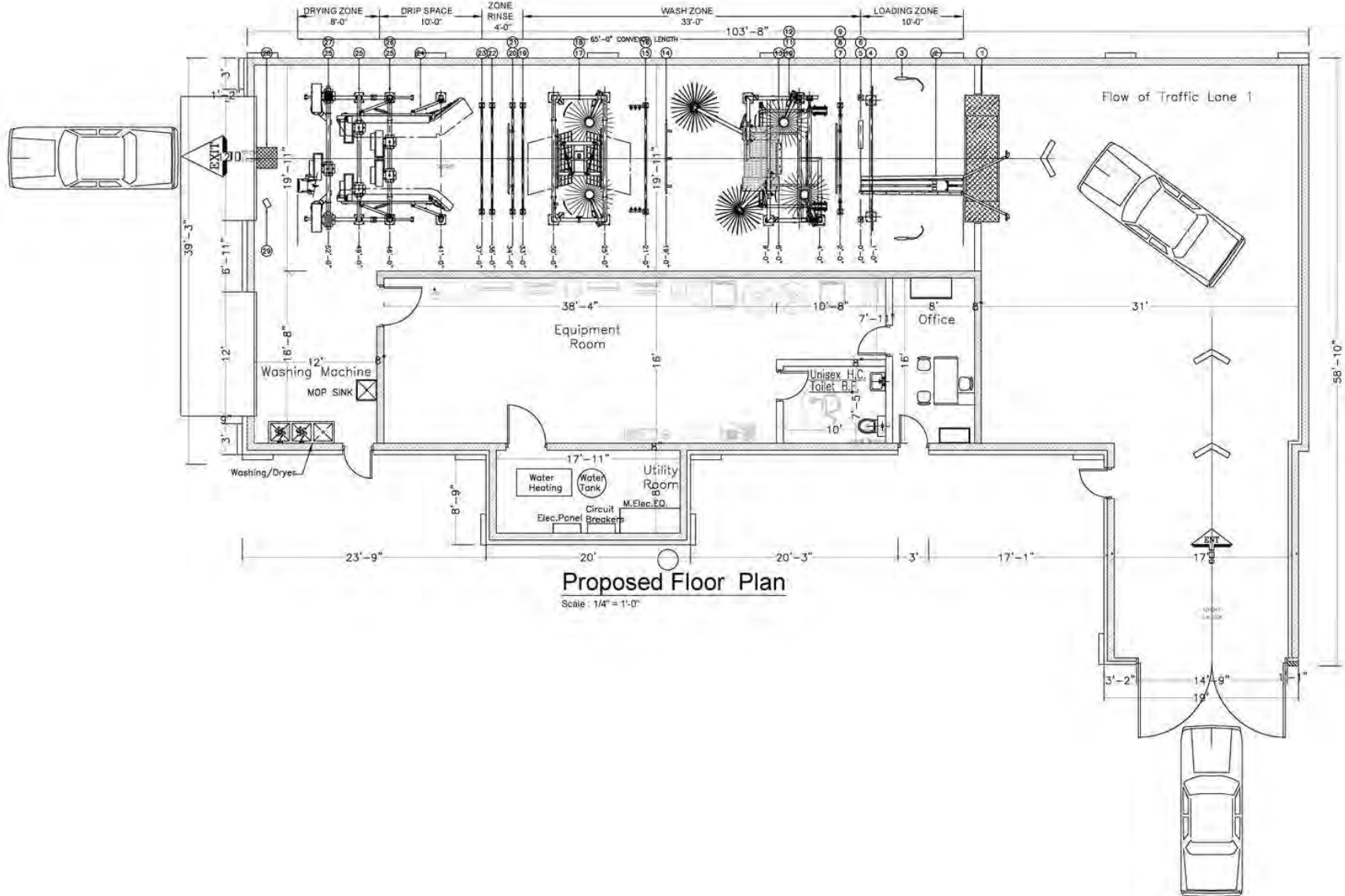
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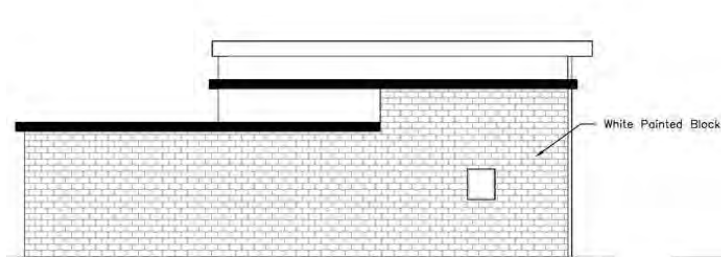
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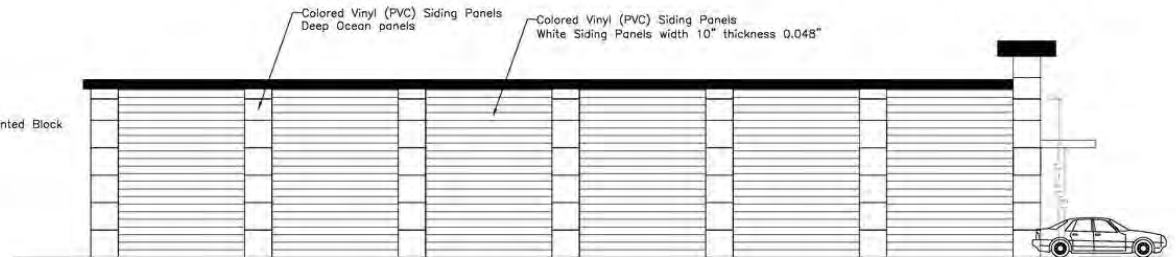


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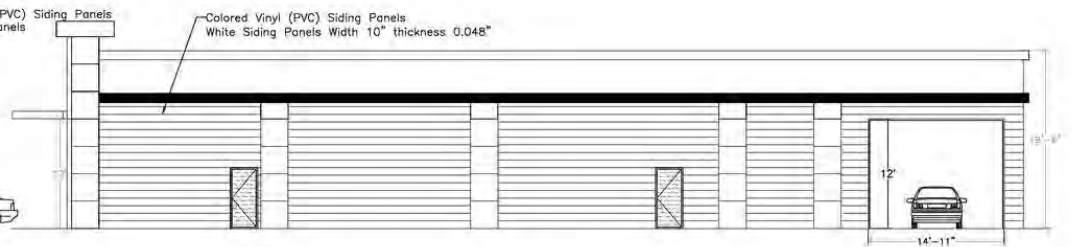
**Proposed North Elevation**  
Scale: 1/4" = 1'-0"



**Proposed Elevation**  
Scale: 1/4" = 1'-0"



**Proposed South Elevation**  
Scale: 1/4" = 1'-0"



**Proposed East Elevation**  
Scale: 1/4" = 1'-0"



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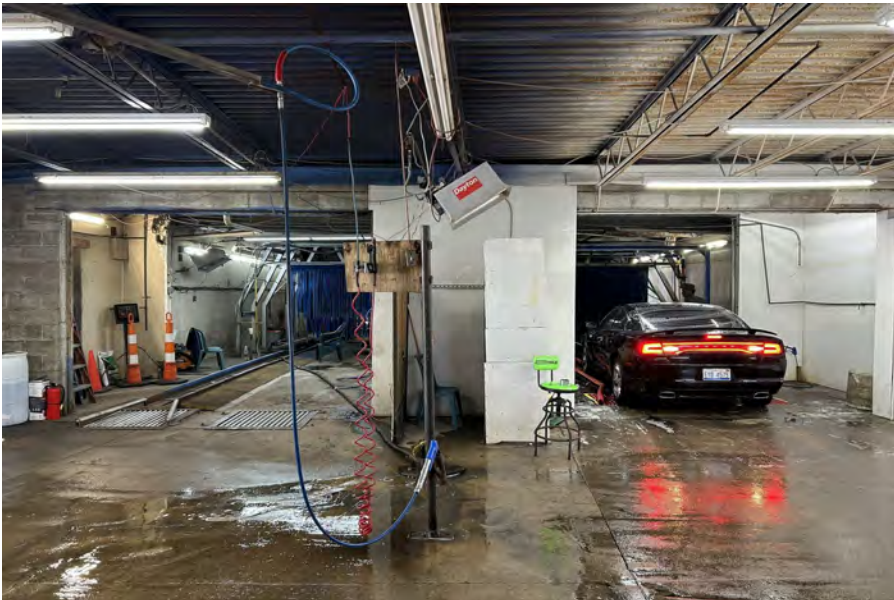
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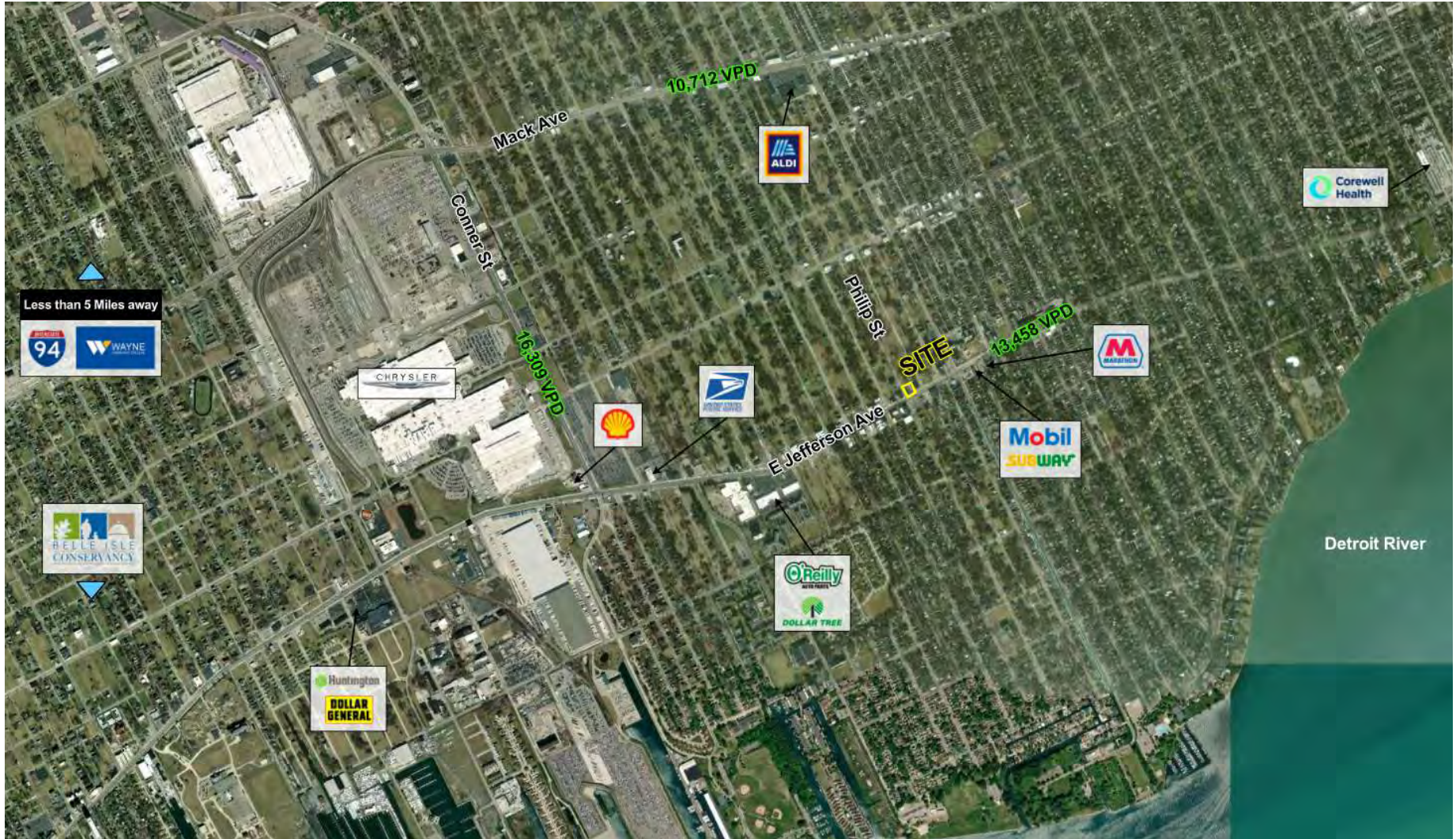
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### SERVICES

Buyer and Seller Representation  
Land Brokerage

Cannabis Acquisitions and Dispositions  
Portfolio and Surplus Property Sales

Investment Sales  
Site Selection and Location Strategy

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## **General:**

C3 CRE, LLC is a licensed real estate brokerage, and our employees and contractors are not a substitute for qualified legal, tax or accounting advice. We do not provide such advice. We recommend obtaining the advice of qualified legal counsel and other professionals. Any assistance we may provide in reviewing legal documents is for guidance as a courtesy only. Our agents have no authority to contractually bind any client.

All property information is subject to the possibility of errors, omissions, change of price or other terms or conditions, prior sale, lease or financing, and withdrawal without notice. Delays, omissions and inaccuracies may arise due to a number of factors, including changes in laws.

We obtain information from sources we believe are reliable, but we provide no guaranty or warranty concerning its accuracy. Any projections, estimates, future plans, and forward-looking statements are based on assumptions, subject to uncertainty, and may vary from actual results. All information should be independently verified.

## **Affiliations:**

We may have relationships with companies we recommend or with whom we conduct business, including lenders, real estate brokers, loan brokers, insurance agents and others. We never require use of any company as a condition of our services. You should review each provider's fees, rates, terms of service and other relevant information.

## **Real Estate Agency Relationships:**

*Seller's Agent* - A seller's agent, under a listing agreement with the seller, acts solely on behalf of the seller. A seller can authorize a seller's agent to work with subagents, buyer's agents and/or transaction coordinators. A subagent is one who has agreed to work with the listing agent, and who, like the listing agent, acts solely on behalf of the seller. Seller's agents and subagents will disclose to the seller known information about the buyer which may be used to the benefit of the seller. Individual services may be waived by the seller through execution of a limited service agreement.

*Buyer's Agent* - A buyer's agent, under a buyer's agency agreement with the buyer, acts solely on behalf of the buyer. Buyer's agents and subagents will disclose to the buyer known information about the seller which may be used to benefit the buyer. Individual services may be waived by the buyer through execution of a limited service agreement.

*Dual Agents* - A real estate licensee can be the agent of both the seller and the buyer in a transaction, but only with the knowledge and informed consent, in writing, of both the seller and the buyer. In such a dual agency situation, the agent will not be able to disclose all known information to either the seller or the buyer. The obligations of a dual agent are subject to any specific provisions set forth in any agreement between the dual agent, the seller, and the buyer.

