

**PRICE REDUCED**



**PILOT**  
PROPERTY GROUP

**OIL CHANGE/CAR & DOG WASH: 1000 SHORTCUT ROAD, MARINE CITY MI 48039**

**PROPERTY HIGHLIGHTS:**

- Quick Lube and Car/ Dog Wash
- Motivated Seller
- First Time on The Market
- Exceptionally Well Built & Maintained
- Includes Equipment and Fixtures
- (2) Oil Change Bays (1) Car Wash Bay (1) Dog Wash Bay
- Contact Listing Brokers to Arrange a Site Visit

Property Type:	Free Standing Retail Commercial - Automotive Property
Current Use:	Oil Change/Car Wash/Dog Wash
Property ID:	02-012-3009-210
Property Name:	Rivers Edge Wash & Lube
Total Building:	2,720
Total Acres:	.67
Sale Price:	<del>\$399,900</del> <b>\$374,900</b>
Zoning:	General Business District (B-2)
Construction:	Steel and Masonry
City Water & Sewer:	Yes
Parking Spaces:	12 Spaces
Signage:	Monument
Ceiling Height:	12'
Parking Lot:	Asphalt Paved
Year Built:	2007
Real Estate Taxes:	Summer: \$7,267.73 Winter: \$380.98



**AGENT CONTACT INFO**

**EVAN JUROVCIK** O: 586.254.0900 • C: 586.360.0911 • ejurovcik@gmail.com

**JIMMY DIEHL** O: 586.254.0900 • C: 586.337.5241 • j.diehl@pilotpg.com

*Matching the right people to the right place.*

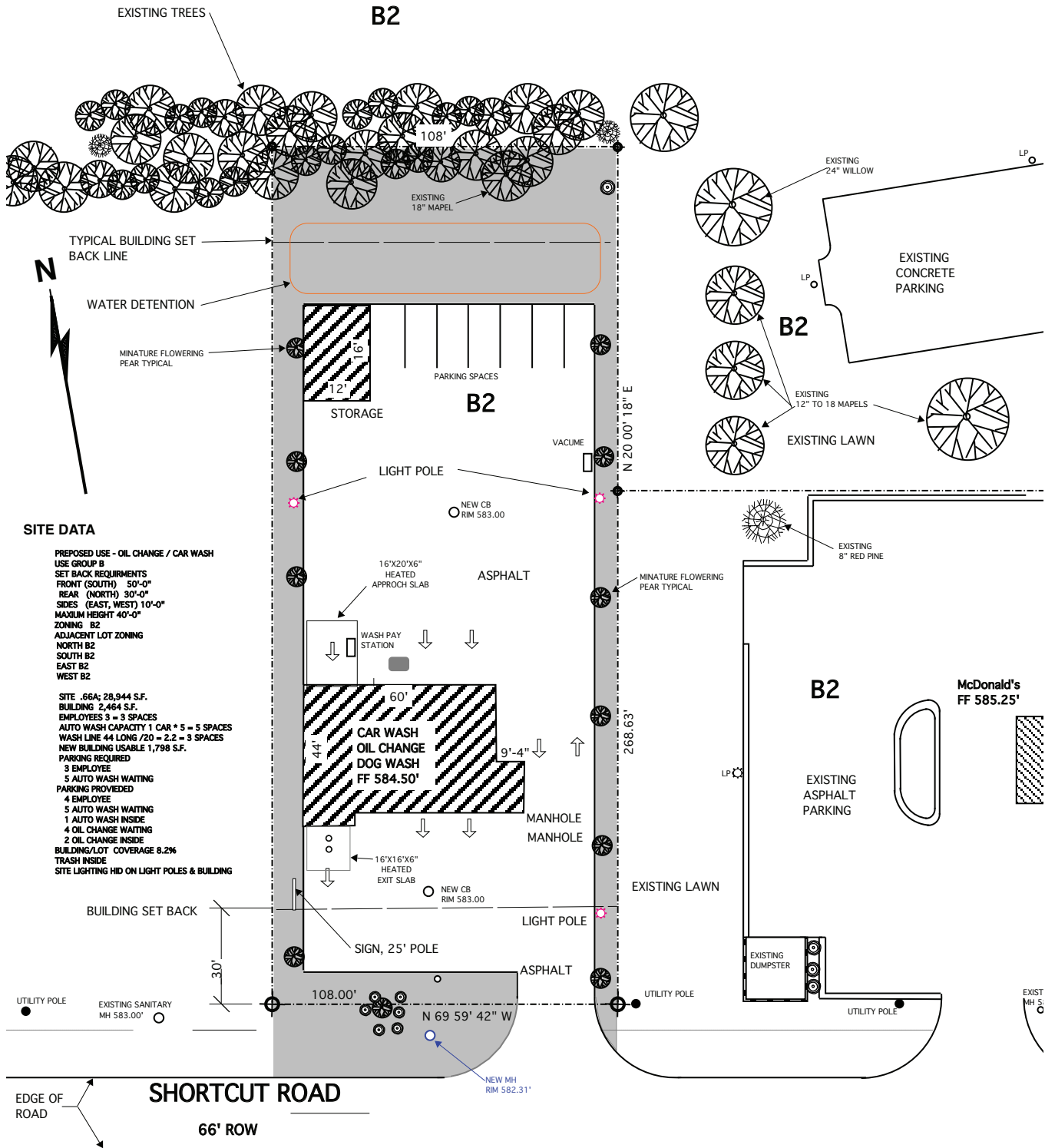


**ADDITIONAL PHOTOS**



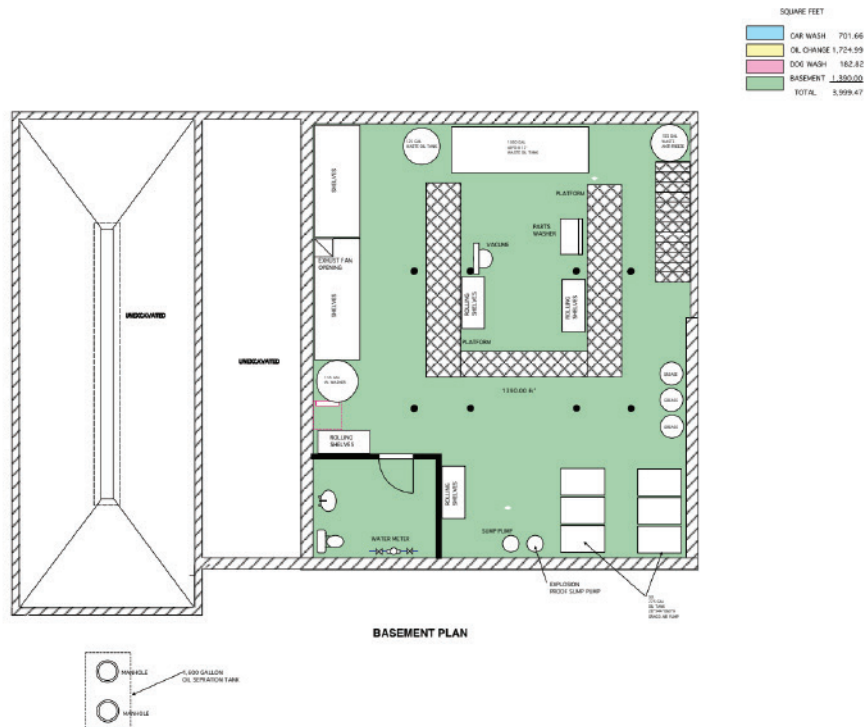
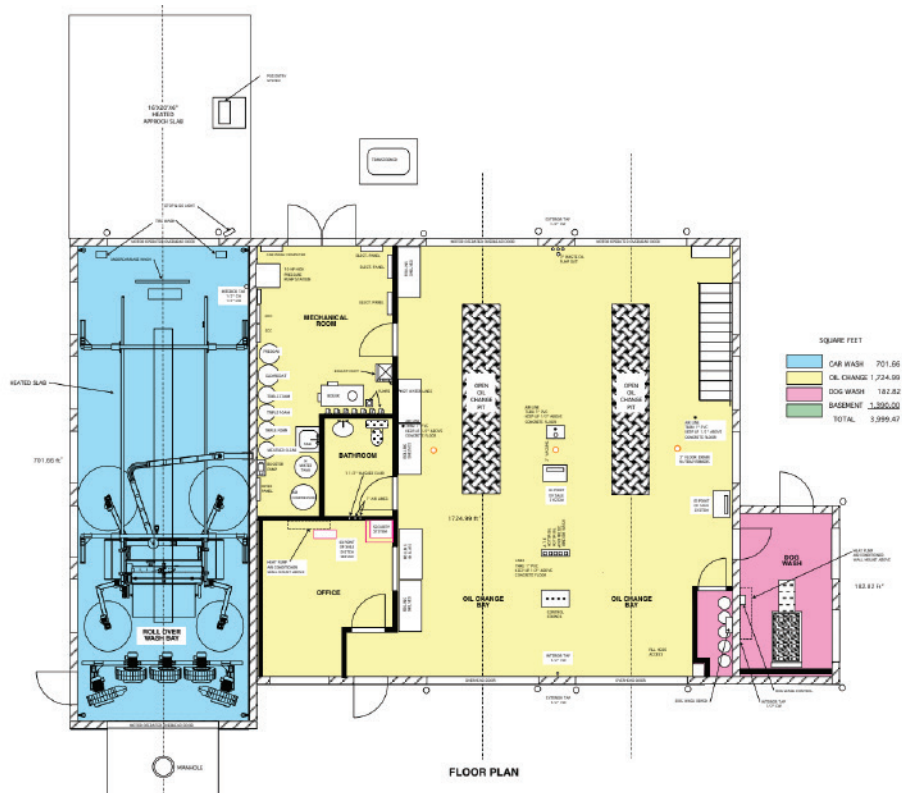
*Matching the right people to the right place.*

## SITE PLAN



*Matching the right people to the right place.*

## FLOOR PLANS



*Matching the right people to the right place.*