

WASHINGTON, IN

Former Mini Lube / Oil Change & CAR WASH Facility

416 SE 4th St. / St Rd 57, Washington, IN 47501

TUESDAY, SEPT. 30, 2014 ♦ 9:00 AM EST

Auction Held at 416 SE 4th St, Washington ♦ Live Auction Plus Live Online Bidding Available
Live Online Bidding Register at www.adamsauctions.com



**Attached
Automatic
Car Wash**



416 SE 4th St., Washington, IN

Property Description & Information

<u>County:</u>	Daviess	<u>Parcel ID No:</u>	14-10-34-101-115.000-017
<u>Lot Dimensions:</u>	75 x 120	<u>Lot Size:</u>	.21 Acre (9,104 SF)
<u>Lot Surface:</u>	Concrete	<u>Frontage:</u>	75' on Hwy 57 / 4th St.
<u>2013 Taxes:</u>	\$3,294	<u>Exemptions:</u>	None
<u>Year Built:</u>	1994	<u>Zoning:</u>	C-4 Roadside Business
<u>City Limits:</u>	Washington	<u>Bldg Square Ftg:</u>	2,040
<u>Basement:</u>	Yes (Partial)	<u>Utilities:</u>	Public Water & Sewer; All Public Utilities At Prop.
<u>Building Exterior:</u>	Block	<u>Heating/Cooling:</u>	Gas Forced Air / Central Air
<u># Service Bays:</u>	2	<u># Service Pits:</u>	2
<u>Overhead Doors:</u>	4 - 10' x 10' metal	<u>Restrooms:</u>	2 half baths
<u>Flood Zone:</u>	No flood maps have been done in this area.		

Property Viewing: One Hour Prior to Auction

Terrific Business Opportunity!

Former Oil Change Facility with Automatic Car Wash Attached Property consists of a 2,040 sf masonry block building with partial basement, 1,380 sf used as a quick lube/oil change garage and the remaining 660 sf is an automatic car wash. Basement is underneath the 1,380 sf minilube area.

Car wash is perimeter-track type with one bay. The pumps, softener, detergent dispensers are located in a 180 sf room adjoining minilube portion of building.



The enclosed information was obtained from sources considered reliable, however, the auction company does not guarantee accuracy of this information. Said information is subject to change, availability or update without notice. Seller and auction company make no representation as to the Environmental condition of the property and recommended that purchaser obtain an independent investigation.

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Adam Jokisch
President
Auctioneer • Broker

TERMS:

\$10,000 DOWN DAY OF SALE ON REAL ESTATE
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Mon., Sept 29 @ 9:00 AM CST



3032 Avenue L, Ft. Madison, Iowa

Mon., Sept 29 @ 9:30 AM CST



1730 Avenue H, Ft. Madison, Iowa

Mon., Sept 29 @ 2:00 PM CST



1508 E. Vernon Ave., Normal, IL

Mon., Sept. 29 @ 5:00 PM CST



900 N. Vermillion, Danville, IL

Tues., Sept 30 @ 9:00 AM **EST**



416 SE 4th St., Washington, IN

Tues., Sept. 30 @ 10:00 AM CST



530 S. West St., Olney, IL

Tues., Sept 30 @ 2:00 PM CST



154 Kraft St., Clarksville, TN

Tues., Sept. 30 @ 6:00 PM CST



1202 W. Main, West Frankfort, IL

Adam's
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www.adamsauctions.com

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President

Auctioneer • Broker

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