

**FOR SALE**



# SCOOBY'S CAR WASH

CAR WASH & STORAGE UNITS

**Bender**  
COMMERCIAL



**409 SOUTH WEST AVENUE  
CROOKS, SD**



**CAR WASH: 1,728 SF  
STORAGE: 2,200 SF**



**\$350,000**

- Car wash and storage units available for sale in Crooks, SD.
- Token operated carwash has two (2) self-serve wash bays with 12' drive-thru doors and in-floor heat, storage area, vacuums and security cameras.
- Property set up to add an additional bay or automatic car wash on north side of building with oversized boiler and in-ground plumbing stubbed to the north.
- Eleven 20' x 10' units storage building - FULLY LEASED with room to increase rents.
- Car wash built in 2002 - Storage building built in 2018.
- Three (3) new garage door openers in last 5 years.
- Large paved lot along main Crooks thoroughfare.
- Seller will work with 1031 buyers.

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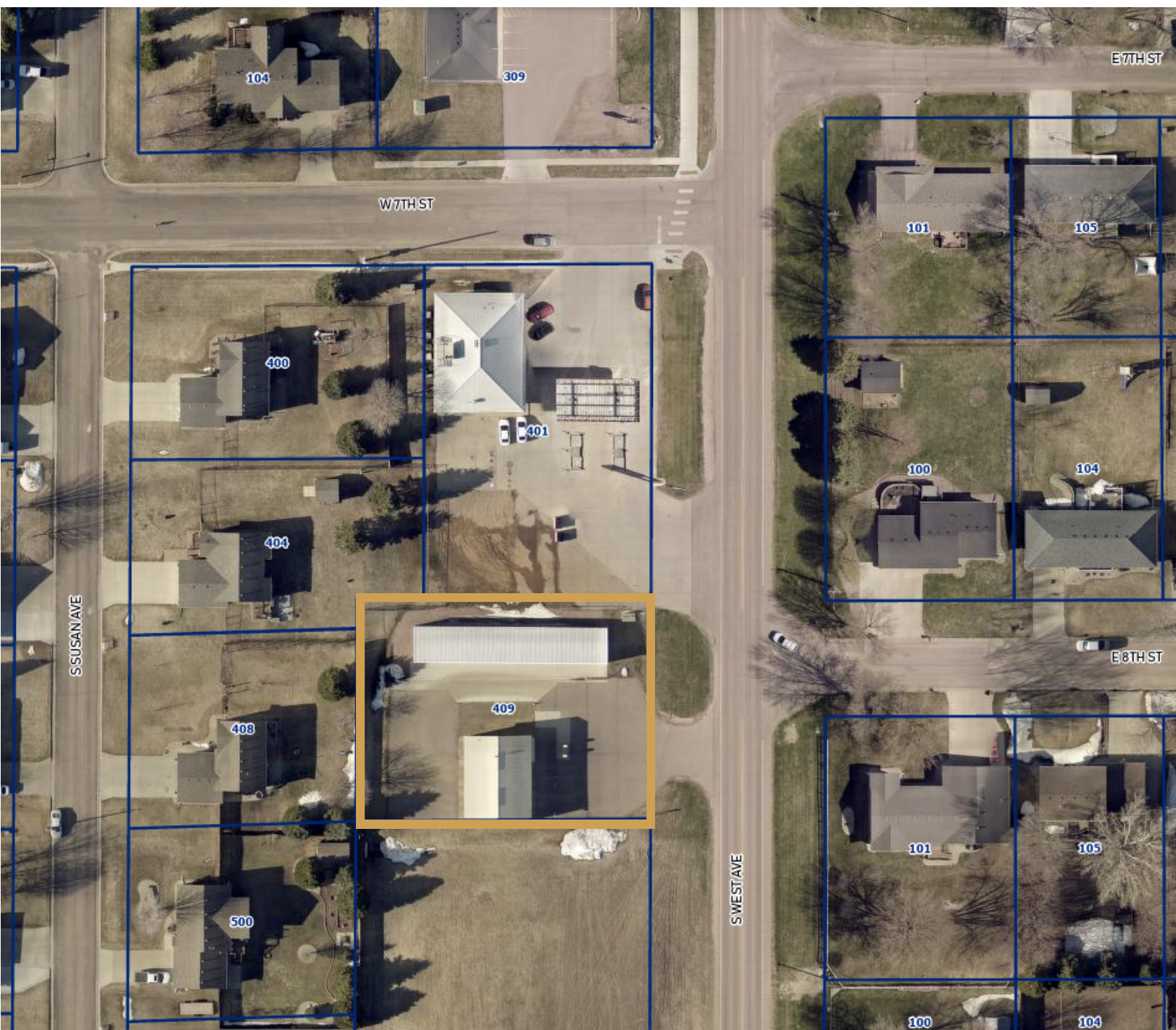




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