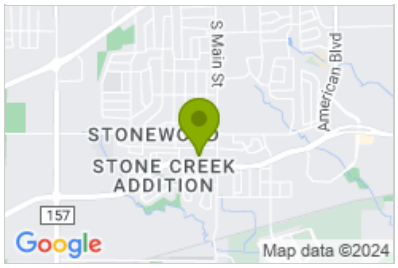
12949 TRINITY

EULESS, TX 76040 | MLS #: 13107014

$294,500 |

Large 1179963



View Online: http://www.mysinglepropertywebsites.com/39834

For Instant Photos: Text 107594 To 415-877-1411

PRICE DROP- MOTIVATED SELLER - Cash Flowing Car Wash AND ~1 acre for Development - 12949 Trinity Blvd; Euless, TX 76040

- 73,551 sf parcel (1.69 Acres) - NEARLY AN ACRE BEHIND SIDE THAT CAN BE DEVELOPED!!!

- NWQ Trinity/S Main St (1.5 mi south of Hwy 183 & 1.5 mi west of Hwy 360) – nearly 25K CPD

- **New 10,000 sf Retail Strip being built adjacent from site on the SWC Main/Trinity**

- 6 self-service car wash bays and vacuums; Fully equipped with pumps, spray guns, and brushes and ready to run

- $64,486 Gross Operating Income; $25,985 NOI in 2014; increases in NOI in last each of last 3 years!

-ASKING $320,000 ($4.30 psf on just a land basis)**REDUCED** $294,900 (8.8 Cap on Actuals);

NO OFFER WILL INSULT THIS SELLER, NEEDS TO SELL NOW!!!!

AGENT INFORMATION

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Disclaimer: All information deemed reliable but not guaranteed.

ABOUT J.T. SHIFFLETTE

9+ years of residential real estate experience, helping families buy their perfect home and helping sellers find the best buyer.

I'm not looking to build clients, Instead I build trust and long lasting relationships. My goal is to fully understand your values and to find a home that fits your life and your dreams. I want you to enjoy your experience so much that your willing to tell the ...