

# SALE

## EXPRESS CAR WASH

2946 Riverside Drive - Macon, Bibb County, GA 31204



**MAKO BAY AUTOMATIC CAR WASH  
ICS DIGITAL TECHNOLOGY SYSTEM  
VACUTECH VACUUM COVERED SELF-SERVE STATION**

**1.0± ACRE SITE**

**SALES PRICE: \$1,800,000**

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990 RIVERSIDE DRIVE  
MACON, GA 31201  
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CBCMACON.COM

Created 1/15/24

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<b>LOCATION:</b>	<ul style="list-style-type: none"><li>• North Macon with excellent visibility and access</li><li>• Average Daily Traffic Count: 24,500± VPD (2022 GDOT)</li></ul>
<b>BUILDING INFORMATION:</b>	<p>3,614± SF Automatic Car Wash</p> <ul style="list-style-type: none"><li>- 1,995± SF Automatic Car Wash by Belanger<ul style="list-style-type: none"><li>- All tunnel equipment new or rebuilt June/July 2021</li><li>- 115'± Conveyor newly installed July 2021</li><li>- Tunnel controller, pay station and pay hut by ICS (Innovative Control Systems), a world leading developer and provider of powerful car wash digital technology installed June/July 2021</li><li>- Water reclaim tanks pumped out April 2023</li></ul></li><li>- 1,008± SF Canopy - Self-serve Vacuums<ul style="list-style-type: none"><li>- 15 Vacuums by Vacutech, world's most powerful vacuum systems</li><li>- New canopy installed June/July 2021</li></ul></li><li>- 611± SF Office<ul style="list-style-type: none"><li>- Freshly painted April 2023</li></ul></li></ul>
<b>SIGNAGE:</b>	Large electronic pylon sign
<b>SITE INFORMATION:</b>	0.98± Acres
<b>YEAR BUILT:</b>	2005
<b>ROOF:</b>	Metal
<b>UTILITIES:</b>	All public utilities
<b>ZONING:</b>	C-4
<b>PROPERTY TAXES:</b>	\$11,253.72 (2023)
<b>SALES PRICE: \$1,800,000</b>	

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### AERIAL PARCEL MAP



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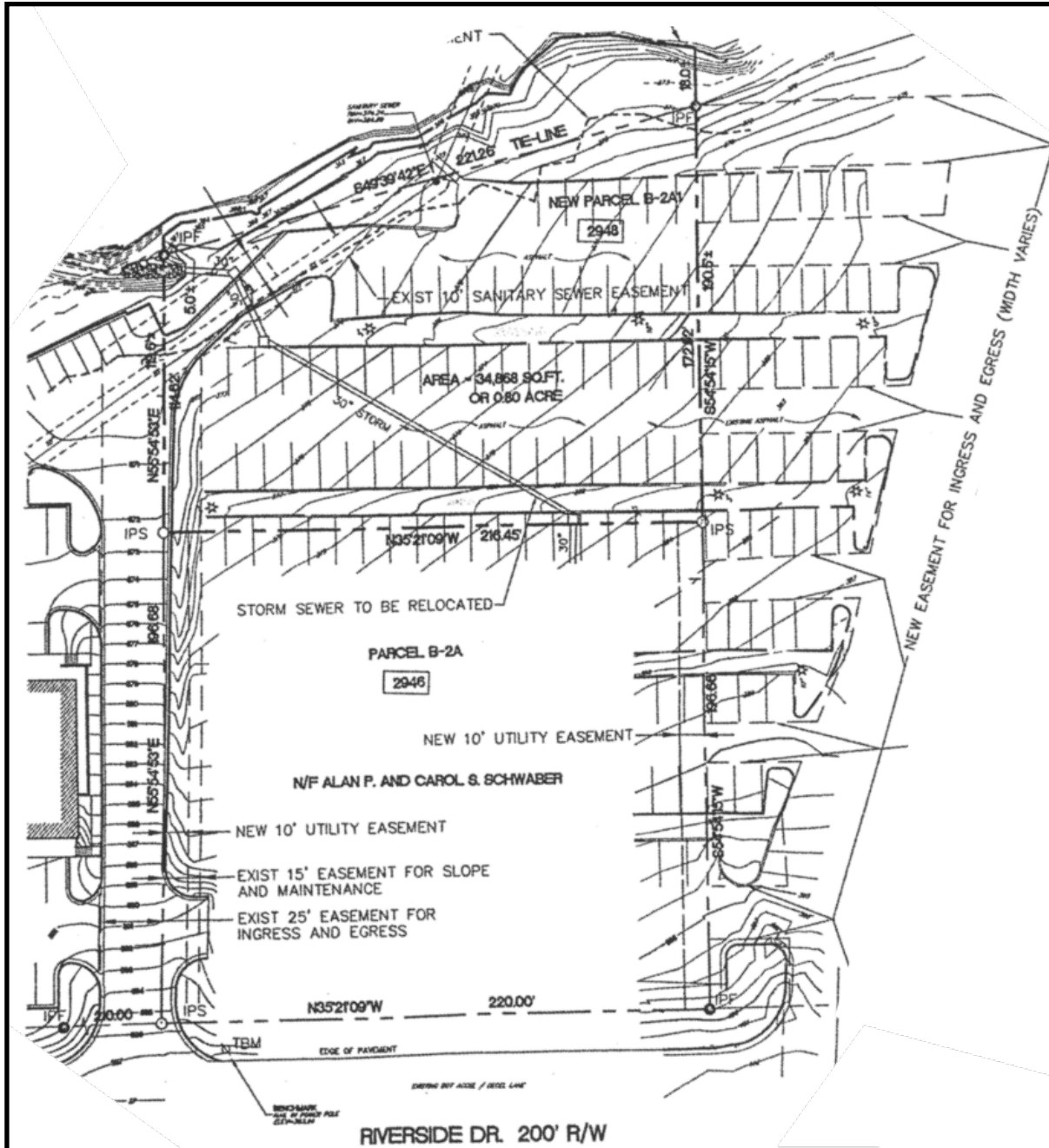
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PROPERTY PLAT



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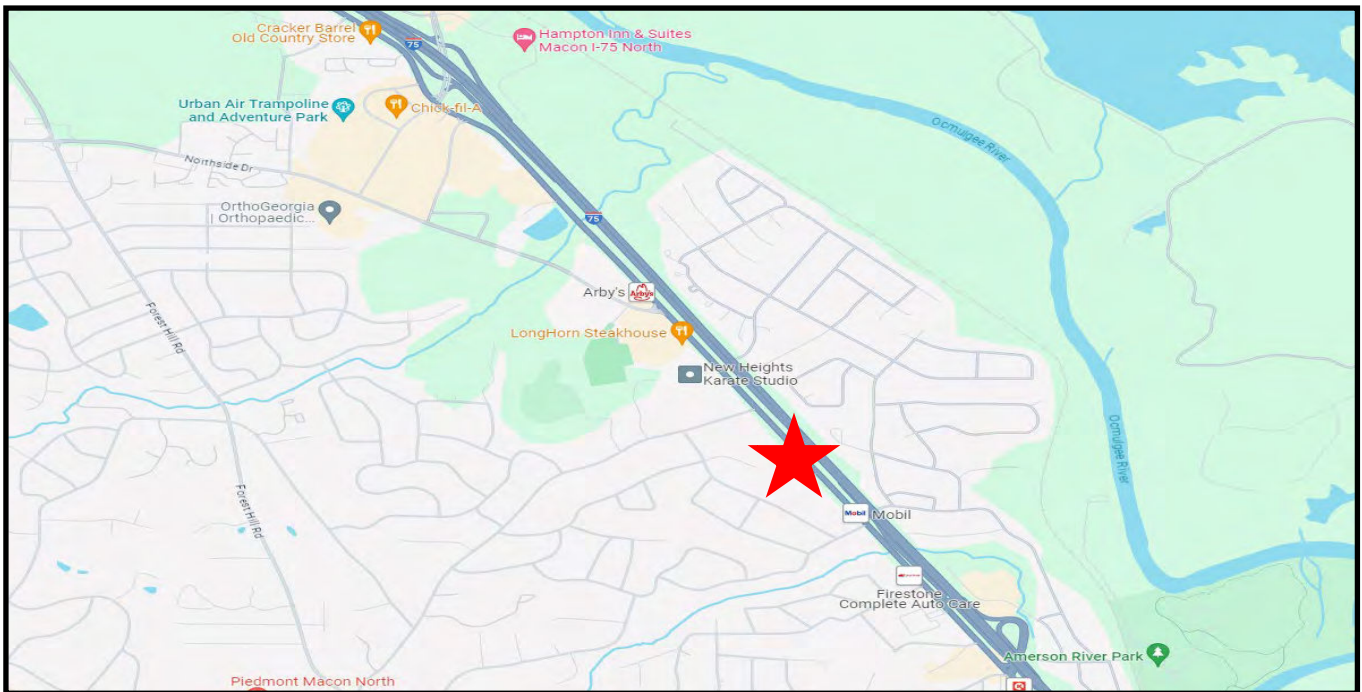
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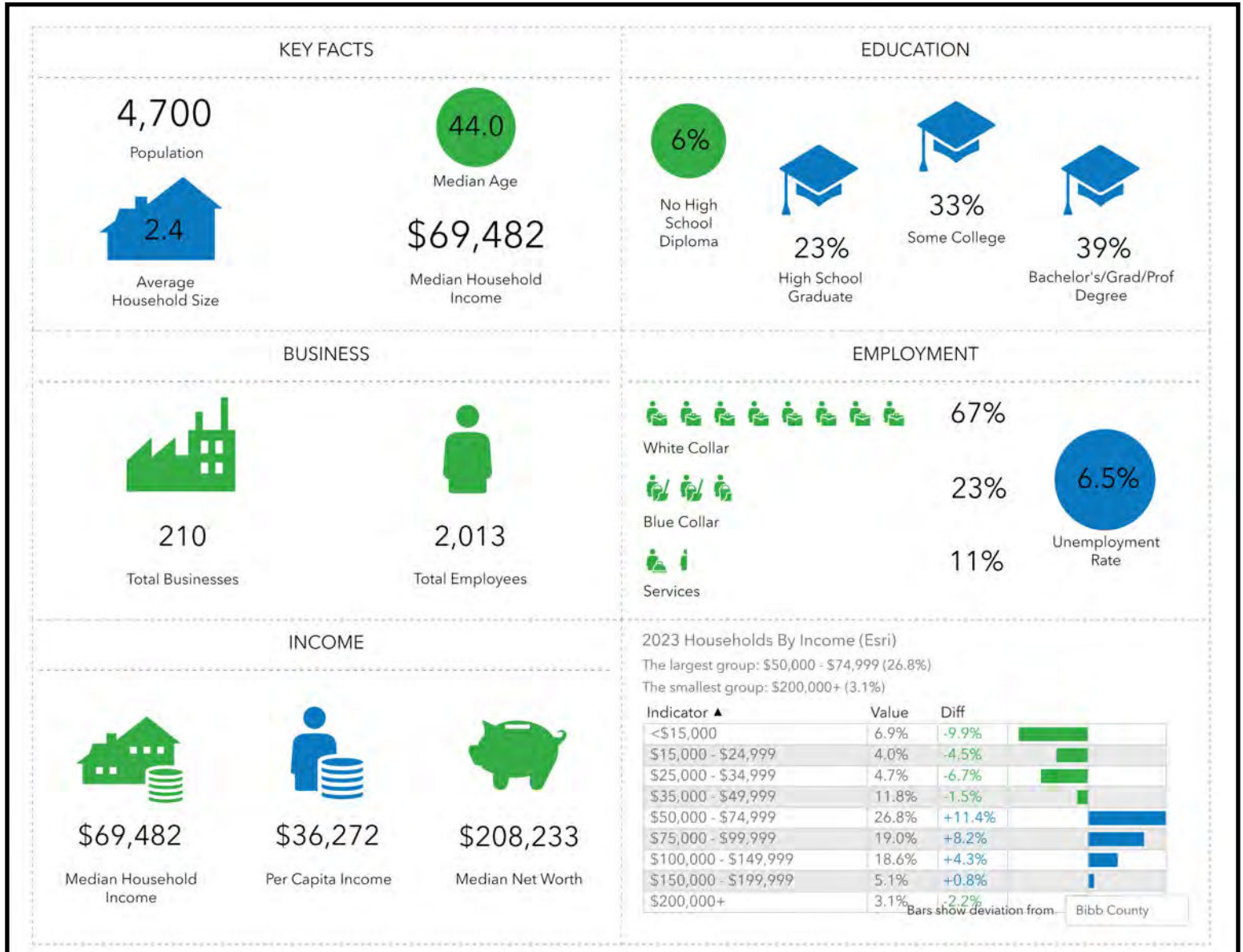
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### DEMOGRAPHICS - ONE MILE

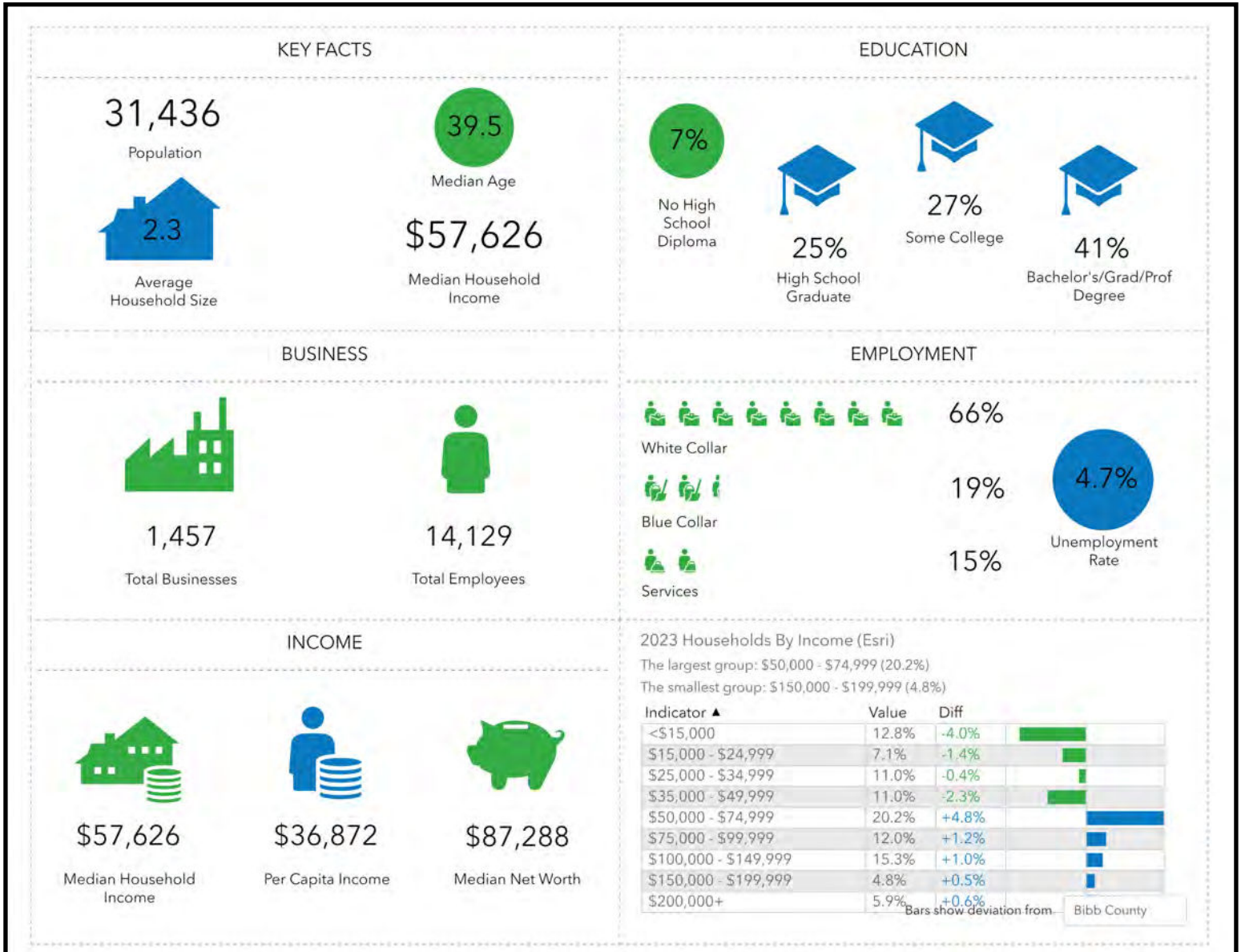


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### DEMOGRAPHICS - THREE MILE



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### DEMOGRAPHICS - FIVE MILE

