



3104 Bert Kouns Industrial Loop, Shreveport, LA, 71118

Offered at \$349,000

Established income producing car wash ready for immediate acquisition. This car wash consists of 2,853 SF building containing 6 self service bays with token dispensing machine, 4 vacuums stations & a mechanical room. The 22,259 SF site is located on W Bert Kouns Industrial Loop and next to McDonald on Walker road. With 128 feet of lot frontage to offer an excellent visibility from 20,749 daily traffic count on W Bert Kouns Ind Loop and 19,362 daily traffic count on Walker Road. This property is also conveniently located in front of Seasons Apartments and Summer Tree Apartment. With the property size, location, and zoning (C3), this site offers a buyer current cash flow and flexibility for redevelopment in the future. This car wash has been in operation for many years, well maintained and will provide consistent cash flow and service for many more years.

0 Bedrooms
0 Bathrooms
Unknown sqft sqft
0.51 acre (lot size)
Built: 1980



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