



# CROWN CAR WASH | BADEN

285 JOHNSON AVENUE  
BADEN, PA 15005

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$725,000
Cap Rate:	12.95%
NOI:	\$93,867
Lot Size:	0.75 Acres
Year Built:	1980
Building Size:	5,969 SF
Market:	Pittsburgh
Submarket:	Baden
Price / SF:	\$121.46

## PROPERTY OVERVIEW

SVN | Three Rivers Commercial Advisors is pleased to present the Crown Car Wash located on Route 65 in Baden, PA. The building was fully renovated in 2015. Tunnel Car Wash with 6 self-service bays. 37,897 SF lot with great visibility from Rt 65.

## PROPERTY HIGHLIGHTS

- NOI growing at 20 percent per year
- Completely renovated in 2015
- Tunnel Car Wash
- 6 Self-Service Car Wash
- 37,897 SF lot with great visibility from Rt 65
- Five coin-operated vacuums
- Change Machines
- Security System



# Additional Photos





# Location Maps

