



22663

KOMOKA ROAD

KOMOKA, ONTARIO N0L 1R0

 **CUSHMAN &
WAKEFIELD**
Southwestern Ontario



4 BAY CAR WASH WITH OFFICE SPACE

- **Asking Price: \$999,000**
- **Zoning: C1-16 - Village Commercial**
- **Total Building Area: Approx. 3,700 SF**
 - » Office Area: Approx. 600 SF
 - » Retail Area: Approx. 3,100 SF

PROPERTY DETAILS



Centrally located in an established residential area

- **Property Taxes:** \$7,803.96 (2024)
- **Property Insurance:** \$5,830.55 (2023)
- **Utilities:** \$13,117.11 (2023)



Parking available on-site

- **Site Area:** 0.376 Acres
- **Gross Income:** Over \$123,000/yr
- **NOI:** \$95,000/yr. (including the front office space)

IMAGES



TYLER DESJARDINE

Sales Representative

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