



Forward  
Commercial Group



FOR SALE

34480 HARPER AVE  
CLINTON TWP, MI 48035

3,052 SF CAR WASH

Asking Price:  
\$659,000  
(\$216/SF)

# CONTENTS

34480 HARPER AVE

3,052 SF

CAR WASH  
AUTO & SELF-SERVE

OVERVIEW 3

PROPERTY PHOTOS 4

AERIAL MAP 5

STREET MAP 6

FINANCIAL SUMMARY 7

DEMOGRAPHICS 7

COMPANY SUMMARY 8





# OVERVIEW

34480 HARPER AVE

3,052 SF

CAR WASH

Renovations completed! Excellent opportunity to own a busy auto & self-serve car wash in Clinton Township. Newly renovated with six total bays consisting of one touch-less Washworld auto lane, five self-service bay, and six vacuum centers including shampoo/fragra-matics. Located off I-94 adjacent to a Shell Gas Station and across from JVIS USA automotive supplier assembly / warehouse.



## PROPERTY HIGHLIGHTS

- New concrete and concrete heating system in all bays
- New bay meters with temp controlled heat
- All new crypto pay credit card system
- All lights converted to LED
- 22 high def camera system with mobile viewing
- New roof and commercial 5" gutters
- Detail bay w/insulated door, air connect system and 80,00 BTU heating system
- 2,400,000 BTU high-efficiency boiler

## PROPERTY SUMMARY

- Asking Price: \$659,000
- Year Built: 1991/Renovated 2021
- Lot Size: 0.66 Acres
- Building: 3,052 SF
- Total of 6 bays and 6 vacuum centers
- Easy on and off from both east and west
- Adjacent to Shell Gas Station bound I-94



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# PROPERTY PHOTOS

34480 HARPER AVE

3,052 SF

Six (6) Bay Car Wash





# AERIAL MAP

34480 HARPER AVE

3,052 SF

ACROSS FROM  
AUTOMOTIVE  
SUPPLIER



34480 HARPER AVE



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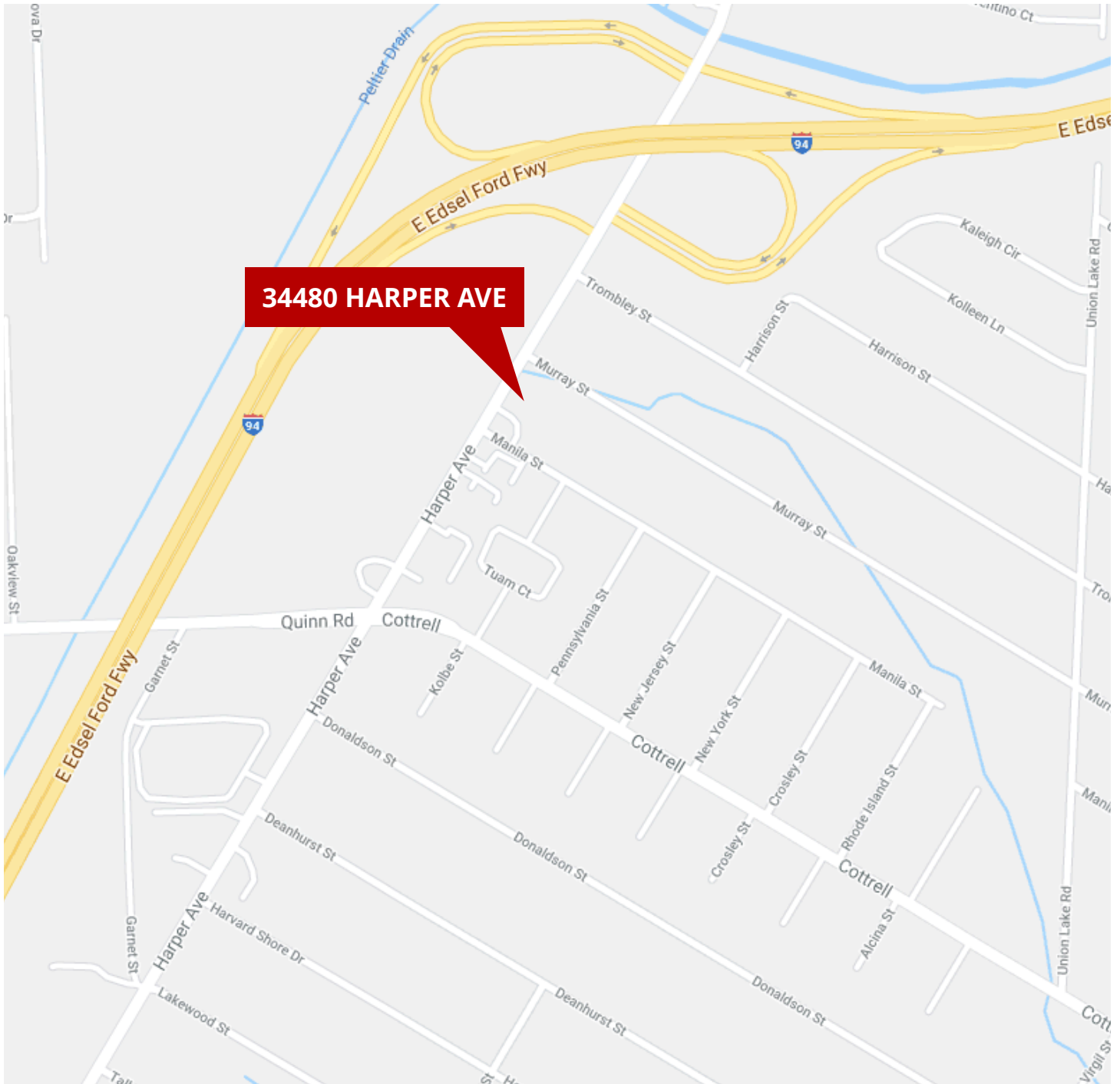
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# STREET MAP

34480 HARPER AVE

3,052 SF

EASY FREEWAY  
ACCESS



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# FINANCIAL SUMMARY & DEMOGRAPHICS

34480 HARPER AVE

3,052 SF

RENOVATED  
CAR WASH

**Asking Price:** \$650,000

**Building Size:** 3,052

**Price / SF:** \$215.92

**2019 Taxes:** \$7,657



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	13,904	83,925	192,738
MEDIAN HOME VALUE	\$155,944	\$147,579	\$152,790
HOUSEHOLDS	5,806	36,299	82,175
DAILY TRAFFIC	28,433 CARS DAILY		



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# FCG SUMMARY

34480 HARPER AVE

3,052 SF

SELF-SERVE & AUTO  
LANE CAR WASH

At Forward Commercial Group (FCG) we take pride in advancing the success of our clients through long term partnerships and delivering exceptional client services as a result of our local expertise and knowledge. Our firm provides commercial real estate property and portfolio representation, commercial real estate property sales, investment acquisition opportunities, and reliable tenant



**EMIL CHERKASOV**  
**PRINCIPAL BROKER**

[emil@forwardcommercial.com](mailto:emil@forwardcommercial.com)  
248.662.5066 Office

Working in commercial real estate gives me the opportunity to help others pursue their "American Dream" - whether it's finding the best space for a tenant to grow their business, representing a client's real estate portfolio, or maximizing an investment property.



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