

**Walmart Out Lot
Auto Center and Car Wash
101 Walmart Drive · Eatonton, GA**



Bank Owned



- Total Building Size:** 5,505 sf:
Lube Center: 2,145 sf: 3-bay facility (1,551 sf), office with 2 restrooms (594 sf)
Automatic Car Wash: 1,292 sf: 2 auto car wash drive-thru bays (Nutec Soft Touch & Wash World system)
Self-serve Car Wash: 1,536 sf: 4 self-serve bays with fully functioning wands
Storage Area: 532 sf
Office: Office above carwash complete with access over the carwash bays. Has 1 restroom with shower. Heated and cooled. Office has an open floorplan.
Vending Area: Change & detergent
Lot Size: 2.19 acres
Parking: Asphalt
Zoning: C-2 (city)
Utilities: All utilities available
Built: 2006
Notes: Ideal location for Car Wash and Lube Center. Easily converted into a tire store or other automotive use. Conveniently located in a high traffic area at the corner of Highway 129 and Highway 441, near downtown Eatonton. Nearby businesses include Walmart, Auto Zone, Verizon Wireless, Pizza Hut, Huddle House, Dairy Queen and Best Western Inn.

Bring All Offers!

Reduced Price: \$450,000
~~Sale Price: \$550,000~~

**FOR MORE
INFORMATION
CONTACT**

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A Full Service Real Estate Company
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2018 DEMOGRAPHICS			
	5 Mile	10 Mile	20 Mile
Population	8,381	19,584	40,052
Median Age	38.8	42.8	44.1
Average HH Income	\$44,702	\$58,417	\$78,232

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