



RED ARROW TRUCK AND RV WASH



A turn-key truck wash located near three truck stops

JON FARLEY

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PROPERTY HIGHLIGHTS

List Price **\$2,500,000**

Location 2940 East Walker Rd., North Platte, NE

Legal Description

L.L. MILLER SUB. OF PT. PARCEL 5 IN W1/2 14-13-30 LOT 1 2.61A. 1 TP, NORTH PLATTE, LINCOLN COUNTY, NE.

Acres 2.6±

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

Taxes - Estimated **\$7,964.12**

Property Summary

Location, Location, Location is for this property located at the east exit off of Interstate 80 in North Platte, Nebraska. This location has three large truck stops including Flying J, Loves, and Fat Dogs, and the Walmart Distribution Center is located just South of the property. Consistent semi truck traffic that never ends here with the bonus beef packing plant within a half mile of this truck wash. There is a constant line of trucks waiting to go through the wash and access to it couldn't be easier.

A new owner or investor could add another enclosed bay as there is enough room to do so and hook into the drain field to discharge sludge to the mud pit which is a huge bonus. Give me a call on this property, the seller has a very good following and a new owner could increase the profitability right out the door! The current schedule is 5 days a week but could be open 7 days a week to increase volume. The addition of another bay could possibly allow for running 24 hours a day, just imagine.

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

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Details

Family owned and operated 23 years-built from the ground up in December 2003!

- Mud pit: 40X20 with a dirt settlement system allowing only clean water down the sewer
- In-ground well on site
- City water and sewer
- Two storm sewer drains (east & west)
- Two parking lot light poles (east & west)
- Six exterior lights attached to the building
- Pay booth with window air conditioner
- One presoap arch
- One prewash arch
- Bay can fit two trucks at the same time
- Two garage doors: one electric opener and one manual opener
- Eight new bay lights
- Four new Bristol windows
- Four operating wash wands
- Two 7' wheeled step ladders
- Buckets and brushes to hand wash
- Mechanical room
- Boiler
- Brand new backup boiler (never used)
- Soft water system
- Sand filter that filters wash water prior to using it in the bay
- Two 800-gallon water storage tanks
- Trucker lounge with two restrooms with entry door
- Employee break room with single-car garage and entry door

Well Logs

Well ID	Well Use	Location	Completion Date	Decommission Date	Static Level	Pumping Level	Well Depth
G-121856	Livestock - Inactive	12 N 30 W 14 SENW	3/28/2023	6/6/2023	5 ft	6 ft	82 Ft

LOCATION MAP



Boundary lines are estimates - Map for illustration only

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AERIAL MAP



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PROPERTY IMAGES



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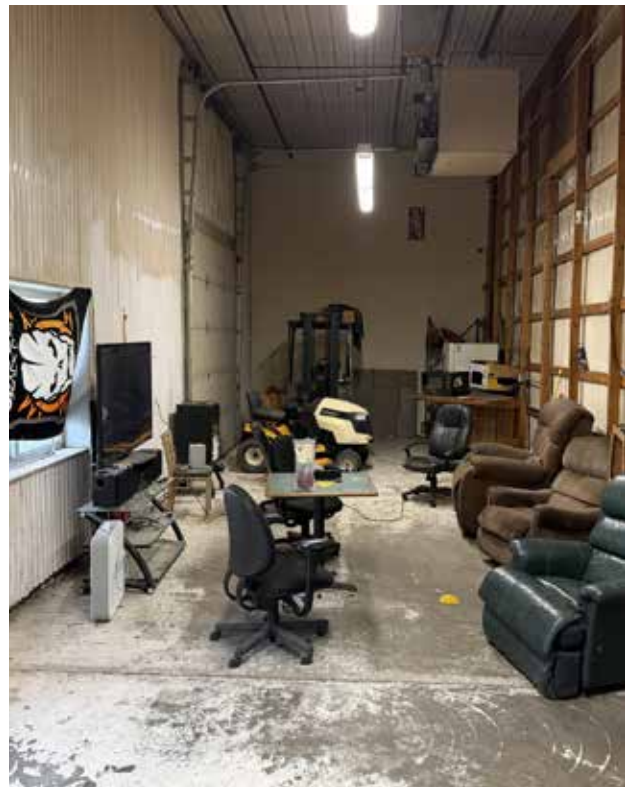
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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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