



*Duke St*

*Komoka Rd*

# 22663

# KOMOKA ROAD

KOMOKA, ONTARIO N0L 1R0

 **CUSHMAN & WAKEFIELD**  
Southwestern Ontario



# 4 BAY CAR WASH WITH OFFICE SPACE

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- **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

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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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 **CUSHMAN &  
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