



**REDUCED \$200,000 !!! make offer  
and steal it!**

602 N Bell Blvd, Cedar Park, TX 78613



**Elliot Silverstone**

Silverstone Commercial Real Estate  
7100 Spurlock Dr, AUSTIN, TX 78731  
[elliott@silverstoneco.com](mailto:elliott@silverstoneco.com)  
(512) 416-1000 Ext: 218





## REDUCED \$200,000 !!! make offer and steal it!

Upon Request

GREAT OPPORTUNITY !!! Walk in and run a Hand Wash Car Wash or build what you want. Tunell, Full Service, etc etc

Huge traffic count

Close to proposed new mall

H2O Hand Car Wash Property and Business For Sale in Cedar Park, Texas

- Must Change Name of Business.
  - BLDG Area 1,170± SF, Land.91 AC
  - Additional land available if desired.
  - Easy Access to Interstate 183 in Cedar Park TX.
  - Huge existing customer base!
  - All equipment included in sale, Shampooers, 4 vacs, Compressor
- CALL FOR MORE INFORMATION !!

Currently an H2O car wash. see brochure

This property is Move In Ready..just change the name, change the sign and you are in business day #1

Can continue as hand wash or detail or redevelop to Buyers needs. (property will be making \$'s during redevelopment timeframe)

- Traffic, Traffic, Traffic, great location, very visible, new retail/office development coming. Bell street/183



Price:	Upon Request
Property Type:	Specialty
Property Sub-type:	Car Wash
Building Class:	C
Sale Type:	Owner User
Lot Size:	0.91 AC
Building Size:	2,000 SF
No. Stories:	1
Year Built:	1984
Zoning Description:	Commercial
APN / Parcel ID:	R322534
Walk Score ®:	57 (Somewhat Walkable)



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