

636 Southfield Road, Lincoln Park, Michigan 48146-2609

MLS#: **20261056913**
 P Type: **Business And Real Estate**
 Status: **Active**

Area: **05143 - Lincoln Park**
 DOM: **/0/0**

Short Sale:
 Trans Type:

**No
 Sale
 ERTS/FS**

LP: **\$300,000**
 OLP: **\$300,000**

Location Information

County: **Wayne**
 City: **Lincoln Park**
 Mailing City: **Lincoln Park**
 School Dist: **Lincoln Park**
 Location: **Southfield and Fort**
 Directions: **Southfield and Fort**

Side of Str:

Lot Information

Acres: **0.13**
 Rd/Wtr Frt Ft: **55 /**
 Lot Dim: **55.8X100**

General Information

Year Blt/Rmd: **1968/2020**
 #Units/ % Lsd: **/ -%**

Loft Units:
 # Eff/Std Units:
 # 1 BR Units:
 # 2 BR Units:
 # 3 BR Units:
 # 4 BR Units:
 Encroachments:

Business Information

Zoning: **Commercial, Multiple**
 Current Use: **Automotive, Commercial, Other, Retail, Service, Car wash, Self Serve Car wash**

Bus Type:
 Licenses:
 Rent Incl:
 Inv List:
 Inv Incl: **No**
 APOD Avail:

Zone Conform:
 Rent Cert'd:
 Restrictions:

Income and Expenses

Monthly Sales: **\$9,999**
 Annl Net Inc: **\$9,999**
 Annl Gross Inc: **\$999,999**
 Annl Oper Exp: **\$9,999**

Access To / Distance To

Interstate:
 Railroad:
 Airport:
 Waterway:

Square Footage

Est Sqft Ttl: **984** (LP/SqFt: \$304.88)
 Est Sqft Main: **984**
 Est Sqft Ofc: **100**
 Sqft Source: **Public Records**

Recent CH: **08/03/2026 : New : ->ACTV**Listing InformationListing Date: **08/03/2026**

Listing Exemptions:

Exclusions:

Terms Offered: **Cash, Contract, Conventional**
 Access: **Appointment/LockBox**

LC Down Pay: **\$100,000**LC Payment: **\$2,000**

Off Mkt Date:

Protect Period: **180**LC Int Rate: **8**LC Term: **3600**

Pending Date:

ABO Date:

Possession:

MLS Source:

LB Location:

At Close**REALCOMP****Call Listing Agent**

BMK Date:

Contingency Date:

Originating MLS# **20261056913**Features

Arch Level: **2 Story**
 Foundation: **Slab**

Exterior Feat:

Comm Feat: **220V Available, Security System**Comm Ext Feat: **Awning/Overhang(s), Outside Lighting**

Accessibility:

Fencing:

Heating Fuel: **Fence Allowed**Wtr Htr Fuel: **Natural Gas**Water Source: **Natural Gas**Exterior: **Block, Brick**

Foundation Mtrl:

Roof Mtrl: **Asphalt, Rubber**

Heating:

Plant Heating:

Office Heating:

Sewer:

Forced Air**Sewer (Sewer-Sanitary)**Unit Information

Unit Type	Baths	Lavs	Square Ft	Furnished	# of Unit Type	Rent
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Legal/Tax/FinancialProperty ID: **45001020003000**Tax Summer: **\$2,508**SEV: **41,100.00**Legal Desc: **AB 3 4 LOTS 3 AND 4 ECORSE MANOR SUB PC 475 L35 P66 WCR**Subdivision: **Ecorse Manor Sub**Tax Winter: **\$431**Taxable Value: **\$41,100.00**Ownership: **Standard (Private)**

Oth/Sp Assmnt:

Existing Lease:

NoOccupant: **Owner**Agent/Office/Contact InformationListing Office: **EXP Realty Main**Listing Agent: **FADI DABAJA**Co-List Agent: **JAY NAIM**Contact Name: **FADI OR JAY**List Ofc Ph: **(888) 501-7085**List Agt Ph: **(313) 600-6189**Co-List Agt Ph: **(313) 571-6581**Contact Phone: **(313) 600-6189**Remarks

Public Remarks: **Rare opportunity to acquire an established self-service car wash with the business, real estate and operating equipment included! Prominently positioned on Southfield Road near Fort Street, this property benefits from outstanding visibility, approximately 55 feet of frontage and exposure along a well-traveled commercial corridor serving both local and commuter traffic. The approximately 984-square-foot block-and-brick building features 4 (four) self-service wash bays, paved access, on-site parking, alley access, exterior lighting, security cameras and public water and sewer. The property is zoned with flexibility for its continued automotive use. The mechanical room houses the primary operating systems, including high-pressure pump assemblies, chemical mixing and dispensing equipment, commercial water-heating components, boiler equipment, circulation components and supporting controls designed to keep the facility operating efficiently. Equipment identification, age, condition and remaining service life are approximate and should be independently inspected and verified by the purchaser. This property presents an outstanding opportunity for an owner-operator or investor seeking an established business with multiple avenues for future growth. Potential opportunities may include updating payment systems, enhancing signage, expanding wash packages, implementing membership or loyalty programs, adding vending or detailing services, upgrading equipment and increasing marketing efforts to improve customer experience and business performance. The highly visible location, established automotive use and surrounding residential and commercial development provide a strong foundation for future success while allowing a new owner to capitalize on operational improvements. Opportunities to acquire an established self-service car wash in a high-visibility location are uncommon—schedule your private tour today and discover the potential this unique commercial property has to offer.**

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