



**4502 E RANCIER AVENUE**  
KILLEEN, TX 76543



\$393,000



2,640 sqft

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## DESCRIPTION

Functioning Manual Car Wash with 6 bays and loyal customer base. Includes car wash, drying carport, undeveloped 0.9 AC for additional development. Zone B-3 which permits auto sales, convenience store, gas station and retail.

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**PROPERTY TYPE:** Commercial - Business  
**MLS STATUS:** Active  
**MLS:** 3076571  
**YEAR BUILT:** 1997  
**COUNTY:** Bell  
**TRACT OR SUBDIVIION:** Vinson Estate  
**LIST DATE:** 03/01/2025

**AREA:** KL  
**SQUARE FEET:** 2,640  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 1.3  
**LOT SIZE (SQFT):** 56,628

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Concrete

## EXTERIOR FEATURES

### PARKING:

- Concrete
- OnSite
- Open

### LOT DESCRIPTION:

- Flat

### SIDING:

- Brick
- MetalSiding

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- None

### UTILITIES:

- AboveGroundUtilities
- CableAvailable
- CableConnected
- NaturalGasAvailable
- PhoneAvailable
- SewerConnected
- WaterConnected

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Rose Durham

**PHONE:** 254.718.8604

**BROKERED BY:** Pete & Larry