



LUXURY CAR WASH FOR SALE

— 10592 W STATE STREET —

LUXURY
CAR WASH +
DETAILING

DUAL
12' WIDE
CONVEYOR

FOUR-WAY
INTERSECTION
EXPOSURE

~50,000+/-
CAR COUNT DAILY



ABOUT THE OPPORTUNITY

Rare opportunity to own a best-in-class, fully rebuilt luxury car wash and detailing facility located along West State St in Boise, Idaho, benefiting from 4-way intersection exposure and traffic counts exceeding ~50,000 vehicles per day. The property has undergone a comprehensive redevelopment, with the current owner investing well over seven figures, resulting in an operation that is effectively brand new throughout. The site features a newly constructed 75' dual 12'-wide conveyor tunnel, with high-end, commercial-grade equipment, including a Laguna Industries remote tunnel control system, Coleman Hanna stainless blower package, Spotless Wash Solutions automated chemical dispensing, stainless wash arches, and high-speed glass sectional doors. The tunnel and equipment were designed for efficient throughput, operational reliability, and long-term durability. The site infrastructure was also fully upgraded, including new pavement, drainage systems, heated concrete pads, landscaping, irrigation, and a high-performance Vacutech vacuum system, supporting year-round operations and minimizing future capital needs. The detailing operation includes multiple newly built detailing bays, a modern back-of-house layout, and dedicated mechanical and chemical rooms designed for scalability and ease of maintenance. Customer-facing improvements include a built-out customer lounge, office space, restrooms, and covered patio seating. The layout supports both express wash and higher-margin detailing services, offering flexibility for a range of operating strategies. This offering is well-suited for: owner-operators seeking a turnkey, high-quality operation, regional operators expanding within the Boise market, or investors seeking a hard-asset-backed business with modern infrastructure. With substantial capital already deployed, this car wash offers the opportunity to acquire a fully modernized, high-exposure car wash and detail facility without the risks typically associated with new development.

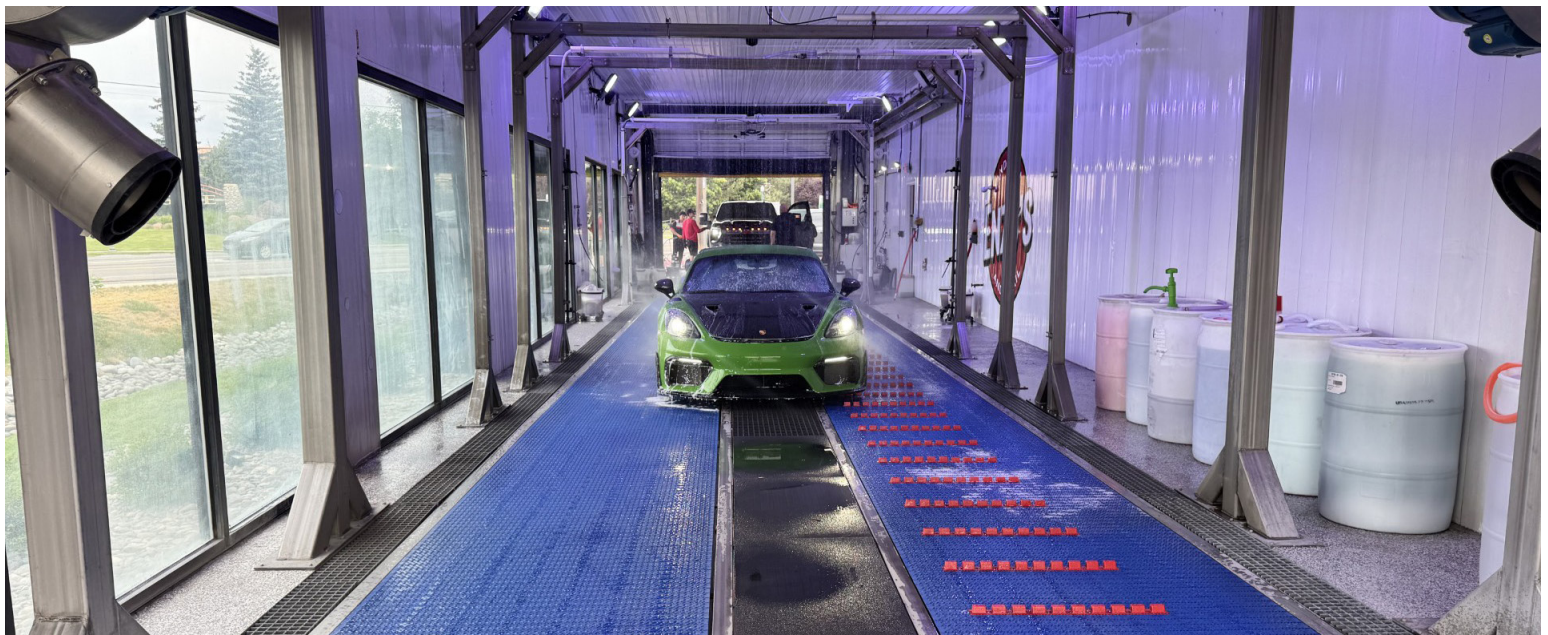
STATE-OF-THE-ART EQUIPMENT

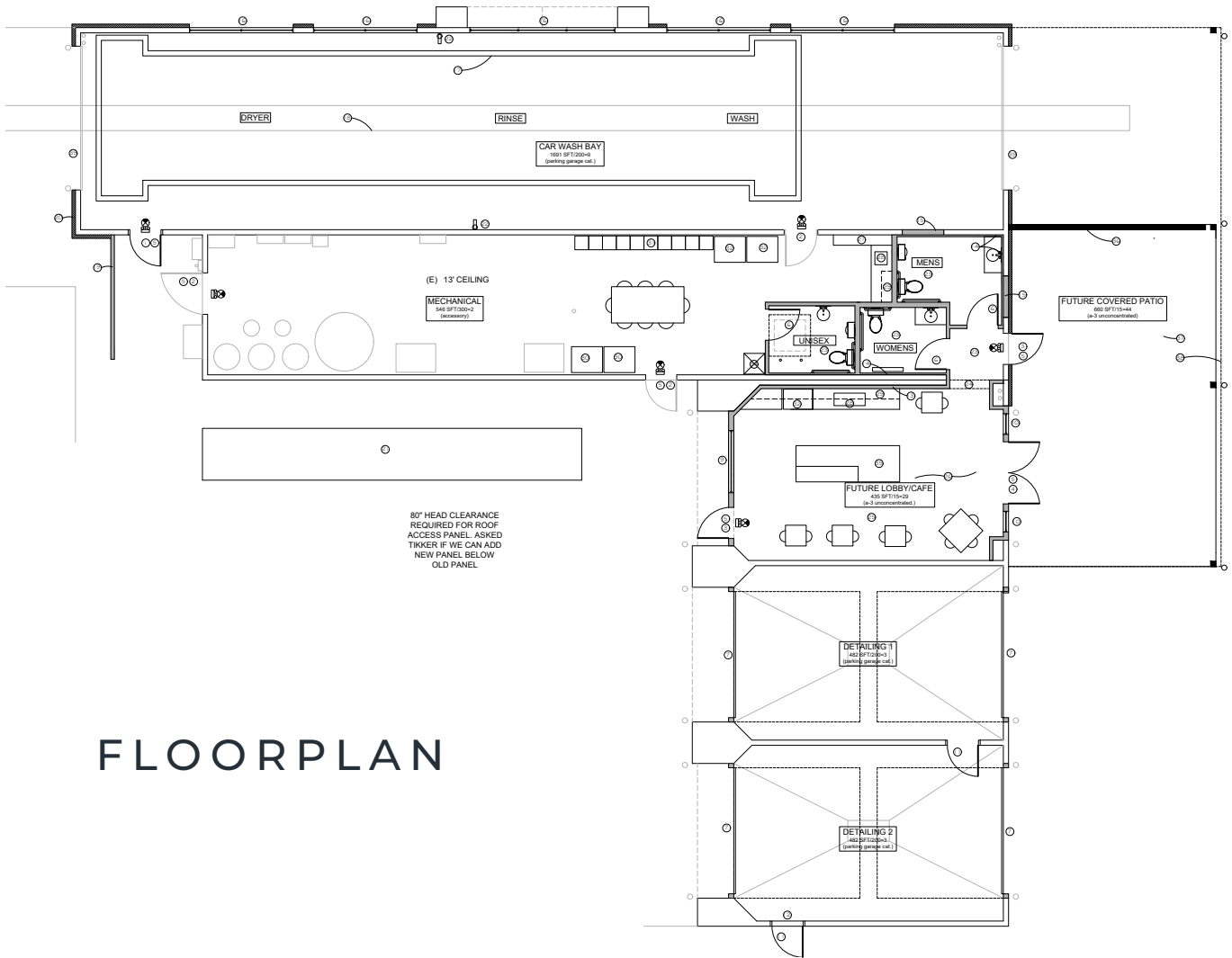
TUNNEL & WASH EQUIPMENT

- + AVW 75' Dual 12'-Wide Conveyor Belt System
 - + Installed in a completely brand-new tunnel
 - + High-volume throughput for express wash demand
- + Laguna Industries Remote RTC Tunnel Controller
 - + Full remote access, diagnostics, and automation
 - + Streamlined operations + reduced downtime
- + New Coleman Hanna Stainless Blower System
 - + (9) Blowers × 15 HP each
 - + High-efficiency stainless steel design for longevity
- + Spotless Wash Solutions – Spot On Automated Chemical Dispensing
 - + Precise chemical metering for consistent quality and cost control
- + New Stainless Tunnel Wash Arches
 - + Corrosion-resistant
 - + Professional, modern appearance with reduced maintenance
- + New Motorized 13' Glass/Aluminum Sectional Garage Doors
 - + High-speed, durable, modern aesthetic

VACUUM, CUSTOMER FLOW & EXTERIOR SYSTEMS

- + New Vacutech Vacuum System + Arches
 - + Industry-leading suction performance
 - + High-durability stainless and aluminum piping
- + Heated Concrete Pads Across Property
 - + Winter performance + safety
 - + Reduced freeze risk and consistent operations
- + New Parking Lot & Property Pavement
 - + Multiple customer seating areas integrated
 - + Fully refreshed asphalt and striping
- + Excavated & Newly Installed Drainage System
 - + Engineered for heavy flow
 - + Reduces maintenance and regulatory concerns
- + All New Landscaping Throughout
 - + Professionally designed for aesthetics and curb appeal
- + All New Irrigation System
 - + Automated, efficient watering coverage
 - + Low-maintenance





FLOORPLAN











SETH ROBINSON

208-901-8339

Seth@BauscherRealEstate.com

BAUSCHER
REAL ESTATE

AMHERST MADISON REAL ESTATE ADVISORS

