

FOR SALE AND COMMERCIAL LEASES

Big Wash Laundromats

Investment Opportunity - Salt Lake County

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Laundromats For Sale



Laundromats Lease For Sale



PRO-FORMA	PRO-FORMA NOI	SALES PRICE	ESTIMATED CAP RATE
Kearns 4030 W 5415 S, Kearns, UT 84118*	\$268,038	\$2,400,000	11.2%
Rose Park 1315 W 500 N, Salt Lake City, UT 84116	\$180,223	\$1,700,000	10.6%
Big Wash/Star Coins 3520 W 3500 S, West Valley, UT 84119	\$156,384	\$1,400,000	11.2%
Sugarhouse 1962 S 1100 E, Salt Lake City, UT 84106	\$26,231	\$675,000	3.9%

*Revenue includes Washmore Business

Kearns Laundromat

4030 W 5415 S, KEARNS, UT 84118

Property Highlights

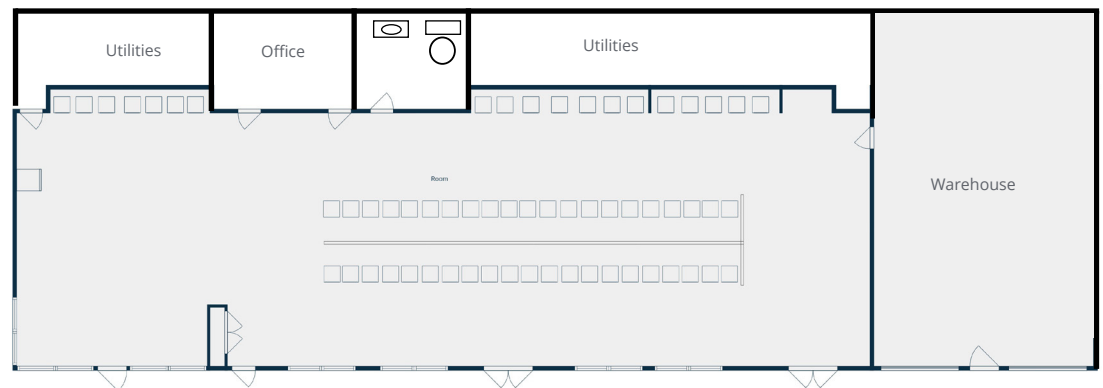
- Commercial Lease for Sale
- Newly Renovated
- 5,040 SF
- .38 Acres
- Washer - 30
- Dryers - 36



PRO-FORMA	
NET OPERATING INCOME (NOI)	\$268,038
CAP RATE	11.2%
PURCHASE PRICE	\$2,400,000.00

Demographics	1 Mile	3 Mile	5 Mile
Population			
2025 Estimated	21,009	160,682	365,938
2030 Projected	21,559	158,474	372,244
Households			
2025 Estimated	6,477	49,375	116,137
2030 Projected	6,827	49,896	120,865
Income			
2025 Median HHI	\$85,636	\$97,920	95,779
2025 Average HHI	\$101,285	\$113,833	\$112,561
2025 Per Capita	\$31,573	\$34,841	\$35,669

Information provided by ESRI Business Analyst



Rose Park - For Sale

1315 W 500 N, SALT LAKE CITY, UT 84116

Property Highlights

- For Sale
- Newly Renovated
- 2,214 SF
- .16 Acres
- Washer - 29
- Drayer - 24

PRO-FORMA	
NET OPERATING INCOME (NOI)	\$180,223
CAP RATE	10.6%
PURCHASE PRICE	\$1,700,000



Demographics	1 Mile	3 Mile	5 Mile
Population			
2025 Estimated	21,714	92,323	178,875
2030 Projected	23,196	100,086	188,961
Households			
2025 Estimated	7,722	40,784	79,009
2030 Projected	8,568	46,340	86,429
Income			
2025 Median HHI	\$68,124	\$73,330	\$77,448
2025 Average HHI	\$81,576	\$102,500	\$111,237
2025 Per Capita	\$30,164	\$45,404	\$49,316

Information provided by ESRI Business Analyst



Big Wash/Star Coin - Wash & Fold

3520 W 3500 S, WEST VALLEY, UT 84119

Property Highlights

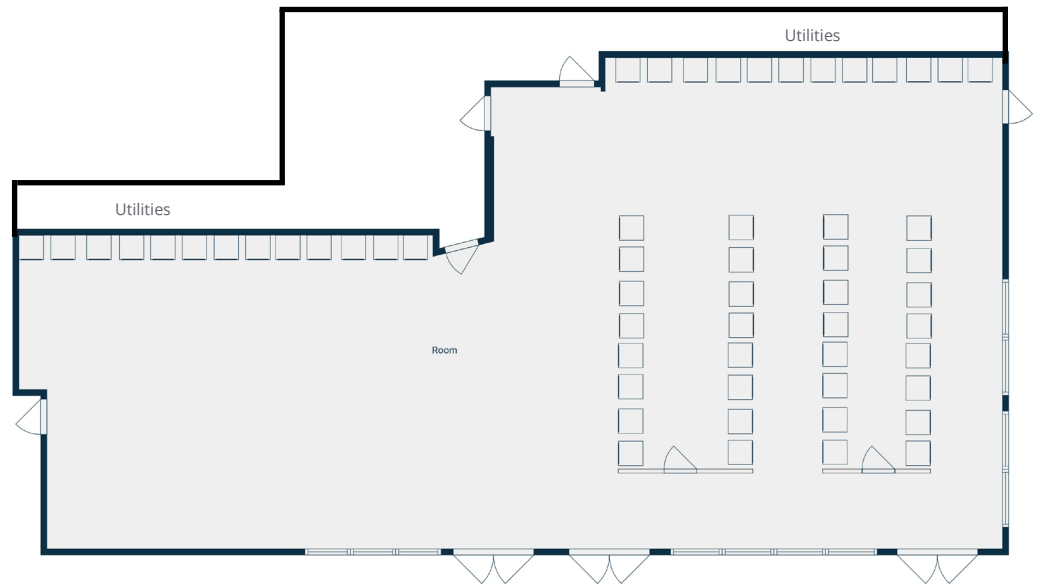
- For Sale
- Newly Renovated
- 4,753 SF
- .16 Acres
- Washers 38
- Dryers 44



PRO-FORMA	
NET OPERATING INCOME (NOI)	\$156,384
CAP RATE	11.2%
PURCHASE PRICE	\$1,400,000

Demographics	1 Mile	3 Mile	5 Mile
Population			
2025 Estimated	23,358	132,660	303,947
2030 Projected	23,162	132,560	305,498
Households			
2025 Estimated	7,409	42,732	99,528
2030 Projected	7,546	43,820	102,807
Income			
2025 Median HHI	\$76,320	\$81,502	\$84,672
2025 Average HHI	\$89,576	\$98,386	\$102,717
2025 Per Capita	\$28,639	\$31,550	\$33,651

Information provided by ESRI Business Analyst



Sugarhouse Laundry

1962 S 1100 E, SALT LAKE CITY, UT 84106

Property Highlights

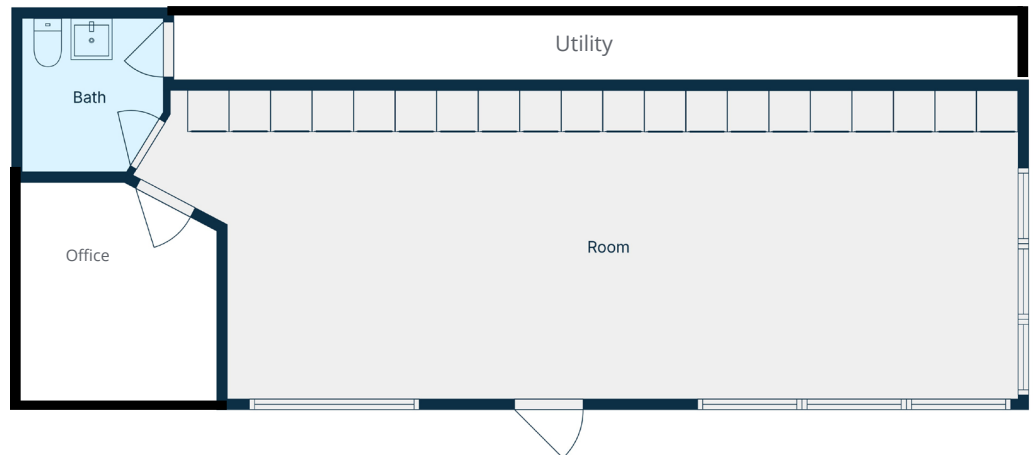
- Commercial Lease for Sale
- Newly Renovated
- 2,089 SF
- .17 Acres
- Washer - 14
- Dryers - 14



PRO-FORMA	
NET OPERATING INCOME (NOI)	\$26,231
CAP RATE	3.9%
PURCHASE PRICE	\$675,000

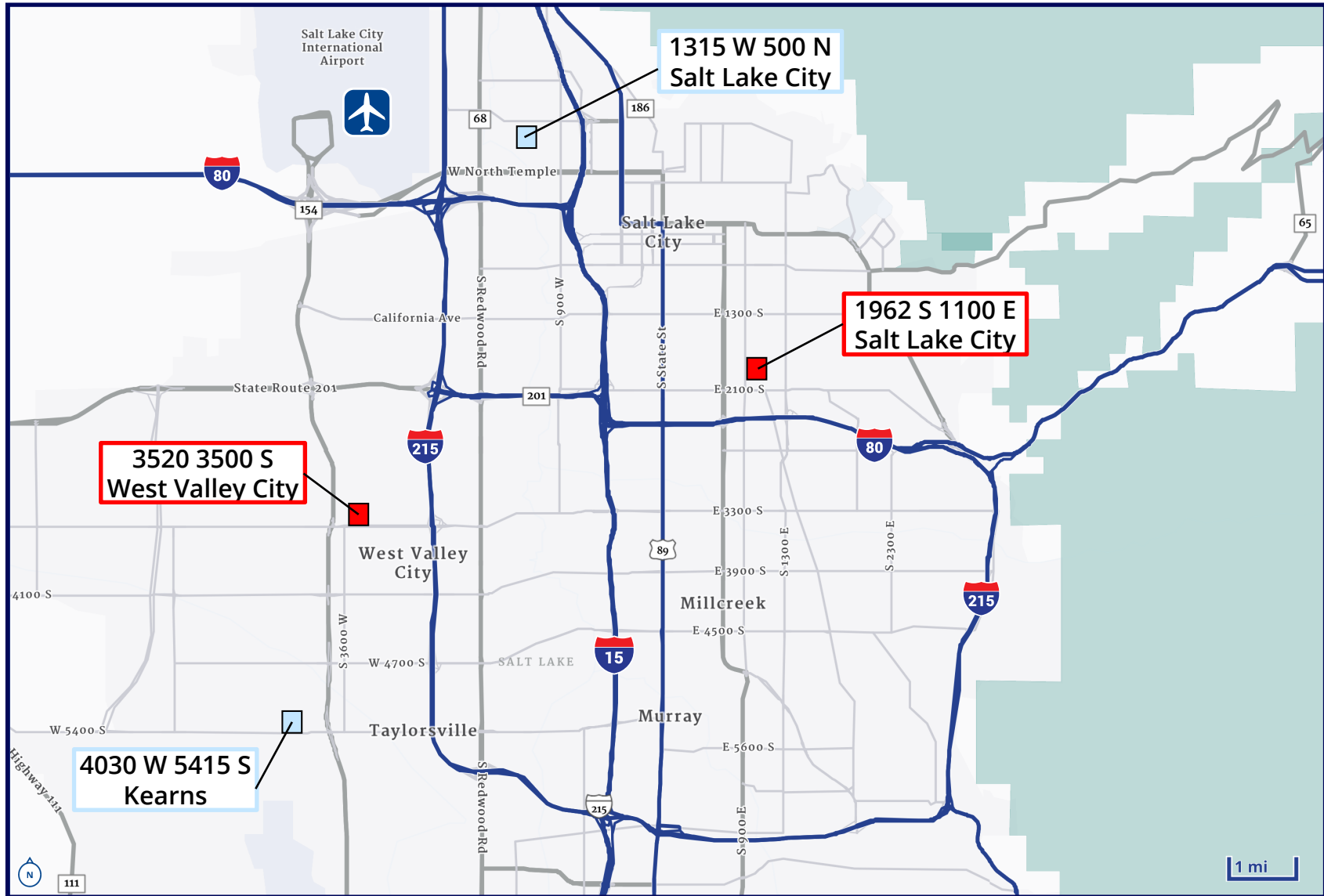
Demographics	1 Mile	3 Mile	5 Mile
Population			
2025 Estimated	21,668	157,789	333,989
2030 Projected	22,587	163,809	346,803
Households			
2025 Estimated	10,488	72,842	144,552
2030 Projected	11,367	78,159	155,704
Income			
2025 Median HHI	\$96,125	\$83,506	\$81,853
2025 Average HHI	\$139,046	\$125,689	\$123,372
2025 Per Capita	\$67,426	\$83,506	\$81,853

Information provided by ESRI Business Analyst



Property Location

Salt Lake County Utah



■ FOR SALE

■ COMMERCIAL LEASE FOR SALE

Photo Gallery

Big Wash Laundromats



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