

FOR SALE



Presents

RED CARPET CAR WASH (MIDWEST CITY)

208 S AIR DEPOT BLVD
MIDWEST CITY, OK 73110

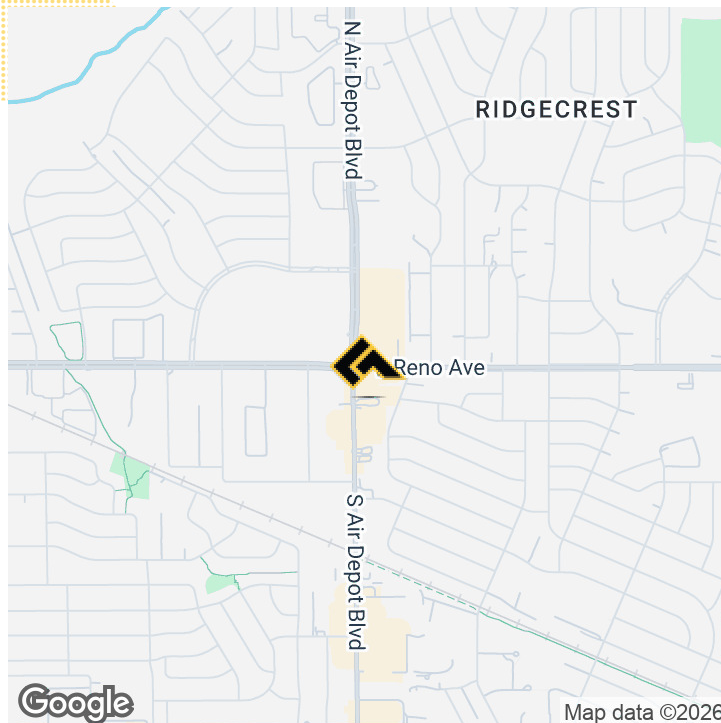
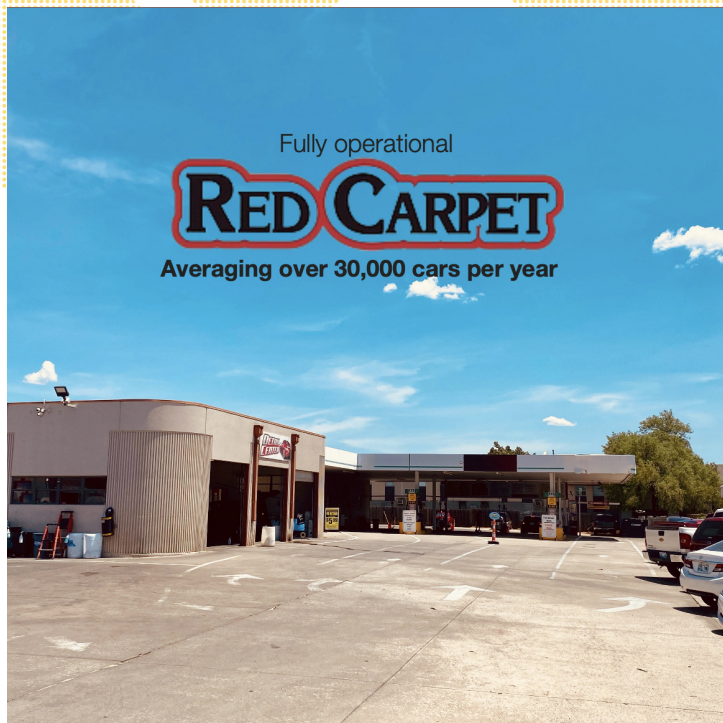
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EXECUTIVE SUMMARY

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OFFERING SUMMARY

Sale Price:	\$825,000
Building Size:	7,825 SF
Available SF:	
Lot Size:	0.95 Acres
Number of Units:	1
Price / SF:	\$105.43
Year Built:	1984
Zoning:	C-3

PROPERTY OVERVIEW

Investment Opportunity – Operating Car Wash | Price Reduced to \$825,000!

This is a rare opportunity to acquire an operating Red Carpet Car Wash located in the growing commercial corridor of Midwest City. The property is strategically positioned near the southeast corner of E Reno Ave and S Air Depot Blvd, a highly visible and accessible location that benefits from strong traffic counts and steady consumer activity. The site offers excellent regional connectivity with quick access to both Interstate 40 and Interstate 35, allowing the business to draw customers from across the greater Oklahoma City metro.

Located in an expanding retail and service trade area, the property is surrounded by numerous restaurants, retail centers, and neighborhood services that generate consistent daily traffic. The area continues to see residential and commercial growth, positioning the business to benefit from an expanding customer base while operating in a relatively low-competition segment of the market.

The facility is fully equipped with a variety of commercial-grade wash and support systems, including equipment from Wash Systems of Texas, Sherman, UniMac, Spencer Turbine Company, and CarTrol. These established brands provide a solid operational platform for continued service and revenue generation. The property also features a large electronic signage system, offering excellent street visibility and a strong opportunity to capture drive-by traffic along this busy commercial corridor.

For investors, this offering presents the ability to acquire a going-concern car wash operation in a growing submarket with existing infrastructure already in place. The asset may appeal to owner-operators, regional operators looking to expand their footprint, or investors seeking a service-based retail asset with potential upside through operational efficiencies, updated marketing, or future equipment upgrades.

Key Highlights

Operating car wash business included in sale

Strategic location in the growing Midwest City retail corridor

Excellent access to Interstate 40 and Interstate 35

Positioned near the intersection of E Reno Ave and S Air Depot Blvd

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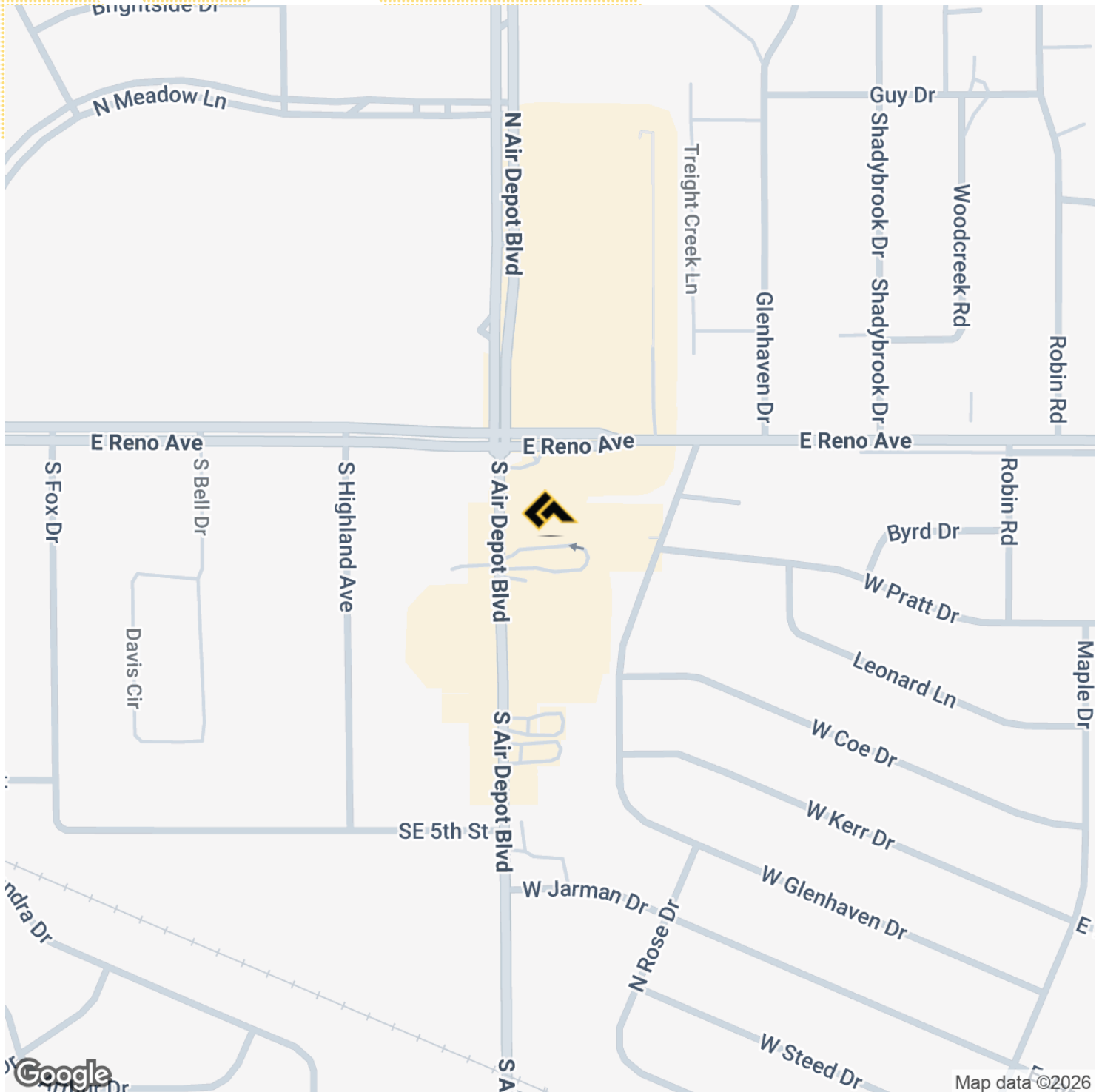
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LOCATION MAP

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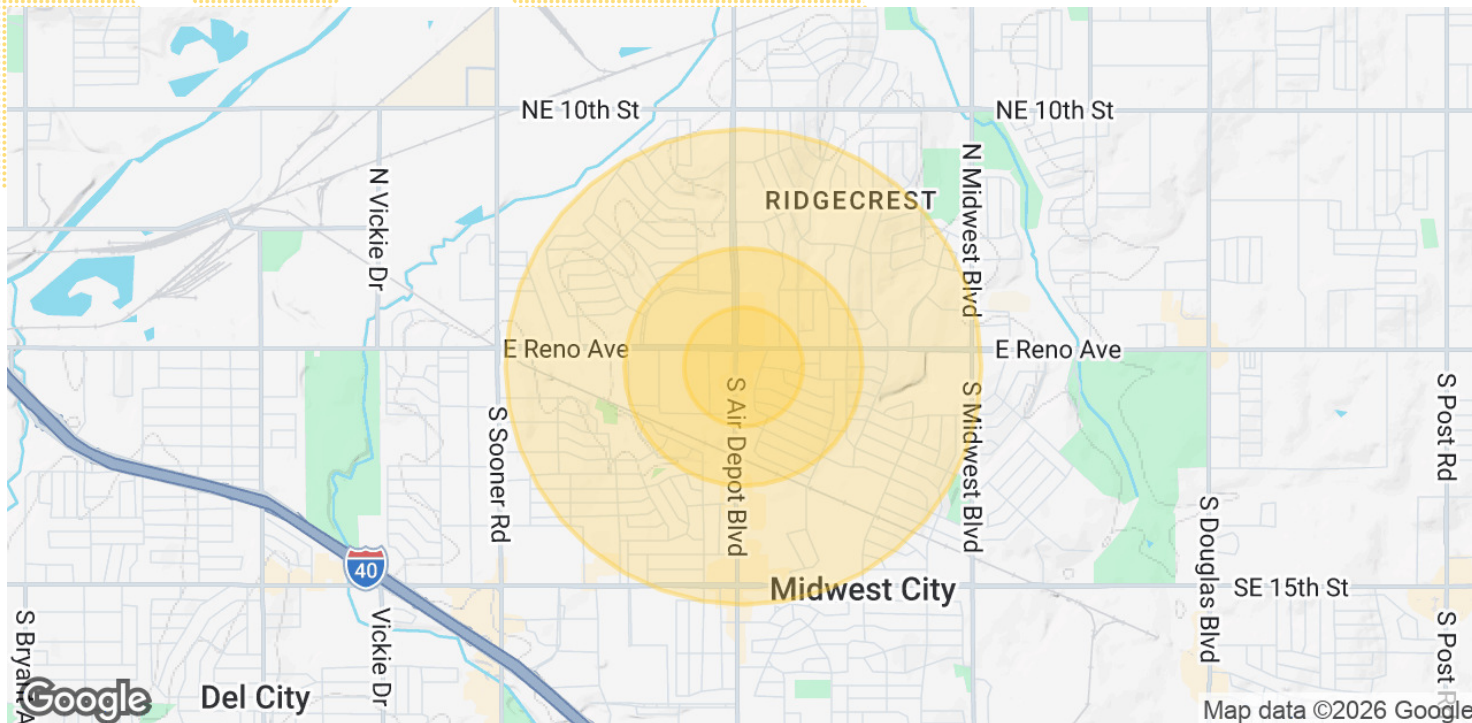
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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,155	3,900	12,676
Average Age	37.6	38.8	37.7
Average Age (Male)	41.0	42.3	40.4
Average Age (Female)	32.6	34.1	35.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	531	1,803	5,637
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$57,262	\$62,817	\$62,264
Average House Value	\$118,766	\$125,766	\$118,750

2020 American Community Survey (ACS)

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