

*A Cleaner Community
Brighter Tomorrow*

INVEST IN A PROVEN BUSINESS



SELF SERVE CAR WASH

8964 MAIN STREET, WOODSTOCK, GA 30188

DOG WASH • VACUUMS • VENDING • ICE • FILTERED WATER

ASKING PRICE

\$2,750,000

TURNKEY OPPORTUNITY

CLEAN. MODERN.
WELL MAINTAINED.
READY FOR NEW OWNERSHIP.



SELF SERVE DOG WASH
Southern Paws



ICE & FILTERED WATER
EVEREST VENDING



6 SELF SERVE VACUUMS
CLEAN CONVENIENT



5 SELF SERVE BAYS
SPACIOUS & WELL MAINTAINED

PROPERTY HIGHLIGHTS

- 5 Self Serve Bays
- 6 Self Serve Vacuums
- 2 Self Serve Dog Washes
- 1 Self Serve ICE & Filtered Water Vending System
- 2 Vending Machines
- All Brand New Equipment
- On a Well — Only Pay Sewer, Gas & Power



Happy Dogs. Cleaner Communities.



RECENT UPGRADES

New roof, fence, landscaping,
paint, signage, asphalt sealing,
cameras and security.

*A Rare Turnkey Opportunity
in a High-Growth
Woodstock Location.*



OAK
COMMERCIAL REAL ESTATE, LLC

Brian Rickman | Broker / Owner | CCIM
404.734.1004
oakcommercial@icloud.com

LOCAL EXPERTISE.
REAL OPPORTUNITY.
LASTING VALUE.

INVESTMENT HIGHLIGHTS

MULTIPLE REVENUE STREAMS • TURNKEY UPGRADES • STRONG VISIBILITY

PROPERTY OVERVIEW

Southern Shine Self Serve Car Wash presents a rare turnkey investment opportunity in Woodstock, Georgia. This fully renovated, multi-revenue-stream facility features modern, well-maintained equipment and recent property upgrades, providing an attractive, low-maintenance investment in a growing market. With multiple income sources and a prime, highly visible location, this business is positioned for continued success.

PROPERTY HIGHLIGHTS



5 Self Serve Bays



6 Self Serve Vacuums



2 Self Serve Dog Washes



1 Self Serve ICE & Filtered Water Vending System



2 Vending Machines



All Brand New Equipment



All new cameras and security



New roof, fence, landscaping, paint, signage, asphalt sealing, and more



On a well — only pay sewer, gas, and power



*A Proven Business
in a Growing Community*

CLEANER TODAY.
BRIGHTER TOMORROW.



*High
Visibility.
Lasting
Value.*

INVEST IN
A CLEANER
BRIGHTER
TOMORROW.

REVENUE SNAPSHOT

\$325,000

Gross Income based on 2026 post upgrade rev of \$275,000*

**Most of the upgrades were done in peak season of 2026*



3% COMMISSION TO SELLING BROKER

*A Great Opportunity
for Brokers and Investors Alike.*



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PROPERTY FEATURES & EQUIPMENT

RECENTLY UPGRADED SYSTEMS AND ANCILLARY REVENUE COMPONENTS

ALL BRAND NEW EQUIPMENT

*Quality Equipment.
Lasting Value.*

A CLEANER COMMUNITY.
A BRIGHTER TOMORROW.



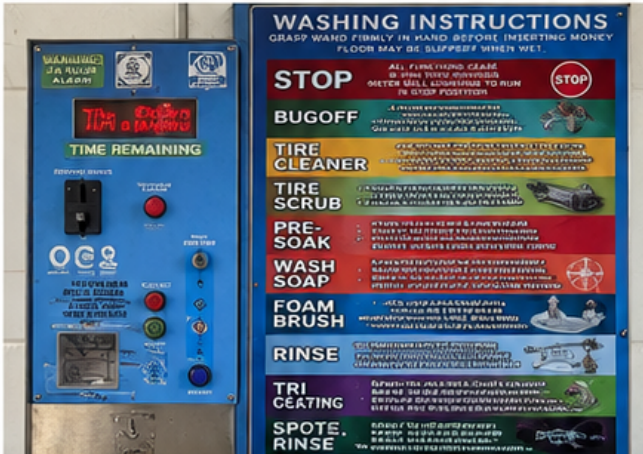
IQ SELF-WASH SYSTEM
RELIABLE. EFFICIENT. PROFESSIONAL.



EVEREST ICE & FILTERED WATER VENDING
ADDITIONAL REVENUE STREAM



SOUTHERN PAWS DOG WASH
2 SOUTHERN PAWS SELF SERVE DOG WASHES



UPDATED CONTROL SYSTEM
UPDATED CONTROLS, CAMERAS, AND SECURITY



VACUUM STATIONS
6 SELF SERVE VACUUMS



SELF SERVE WASH

- 5 Self Serve Wash Bays
- All Brand New Equipment
- Multiple wash options with updated control system
- High-quality, professional grade equipment



DOG WASH

- 2 Southern Paws Self Serve Dog Washes
- Spacious, well-maintained wash area
- Easy-to-use, professional equipment
- Popular amenity with strong demand



ICE & WATER

- Everest Ice & Filtered Water Vending
- 5-stage filtration system
- Produces high-quality ice and clean, great tasting water
- Additional, consistent revenue stream



VACUUM STATIONS

- 6 Self Serve Vacuums
- Convenient, well-lit area
- Easy-to-use, powerful vacuums
- Maintained for excellent customer experience



OPERATIONAL SYSTEMS

- All Brand New Equipment
- Updated controls, cameras, and security
- Modern, efficient systems throughout
- Turnkey and ready for new ownership



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CONTACT, PRICING & ONLINE LISTING

INVEST IN A PROVEN BUSINESS

*A Cleaner Community
Brighter Tomorrow*

SOUTHERN SHINE CAR WASH
WOODSTOCK, GA



ASKING PRICE

\$2,750,000



PROPERTY LOCATION

8964 Main Street
Woodstock, GA 30188

A rare opportunity to acquire a multi-revenue-stream self-serve car wash investment featuring dog wash, vacuums, vending, and ice & filtered water.

*Proven Business.
Strong Community.
Bright Future.*

SCAN FOR FULL ONLINE LISTING



oakcommercial.com/woodstockcarwash

PHOTOS • FINANCIALS • MAPS
PROPERTY DETAILS • AND MORE

CONTACT BROKER

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*Let's Discuss
This Opportunity.*

INVEST. GROW. BELONG.



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