

CAR WASH FOR SALE



CARESS CAR WASH PORTFOLIO

8 LOCATIONS - METRO TOLEDO, OH



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TABLE OF CONTENTS

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CONTENTS

COVER PAGE	1
TABLE OF CONTENTS	2
EXECUTIVE SUMMARY	3
PORTFOLIO SUMMARY	4
3855 N KING RD SYLVANIA, OH	5
AUTEC EVOLUTION EV-1 CAR WASH	6
2812 DOUGLAS RD TOLEDO, OH	7
4425 HEATHERDOWNS BLVD TOLEDO, OH	8
3802 AIRPORT HWY TOLEDO, OH	9
913 WESTERN AVE TOLEDO, OH	10
616 REYNOLD RD TOLEDO, OH	11
1760 ALEXIS RD TOLEDO, OH	12
6811 FINZEL RD WHITEHOUSE, OH	13
LEGACY COMMERCIAL GROUP	14

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

Sale Price:	\$3,388,000
Total Properties:	8 Car Wash Locations
Total Building SF:	26,300 SF
Total Self-Serve Bays:	34
Total Automatic Bays:	8
Total Acreage:	(6)
Price / SF:	\$128.82

PROPERTY OVERVIEW

Caress Car Wash is Toledo's Preferred Local Car Wash Center with 8 great locations serving the Greater Toledo Market. The Car Wash facilities offer soft cloth and touch-free and automatic bays, vacuums, and a variety of car care products for customers.

INVESTMENT HIGHLIGHTS

- All Businesses, Equipment & Real Estate Included in Sale | Turn Key Offering
- Portfolio Sale Opportunity | Offers to Purchase 1 or More Locations Will be Considered | 8 Car Wash Locations Available Throughout Metro Toledo
- Proven Sales Volume Year After Year
- All Locations Open and Operational | Each Location is Under 24-Hour Surveillance with Well-Lit Wash Bays
- Excellent Market Coverage with 8 Locations Throughout Metro Toledo
- Long Term Operating History | Locally Owned and Operated for 20+ Years
- Multiple Services Offered | Vacuum, Soft Cloth, Touch Free & Do-It-Yourself Cleaning Bays
- Many Recent Capital Expenditures Including a Brand New Autec Automatic Wash Bay at the King Rd Location

PRICE
\$3,388,000

PORTFOLIO SALE

5 YR AVG. AGR: \$900,000+

PORTFOLIO SUMMARY

CAR WASH ADDRESS	PRICE	SF	ACREAGE	SELF-SERVE BAYS	AUTOMATIC BAYS	ANNUAL WASH SALES
3855 N King Rd. Sylvania, OH 43617	\$1,100,000	3,365 SF	1.00 AC	4	2	\$253,175
2812 Douglas Rd. Toledo, OH 43606	\$419,000	4,412 SF	.73 AC	5	1	\$130,292
4425 Heatherdowns Blvd. Toledo, OH	\$600,000	3,375 SF	.72 AC	5	1	\$132,032
3802 Airport Hwy. Toledo, OH 43615	\$300,000	4,312 SF	.47 AC	4	1	\$103,177
913 Western Ave. Toledo, OH 43609	\$185,000	2,586 SF	.54 AC	4	1	\$56,867
616 N Reynolds Rd. Toledo, OH	\$315,000	3,864 SF	.47 AC	6	1	Not Reported
1760 W. Alexis Rd. Toledo, OH 43613	\$270,000	3,150 SF	.44 AC	6	0	Not Reported
6811 Finzel Rd. Whitehouse, OH 43571	\$199,000	1,236 SF	1.07 AC	0	1	\$57,909
TABLE TOTALS	\$3,388,000	26,300 SF	5.44 AC	34	8	

3855 N KING RD | SYLVANIA, OH



LOCATION DESCRIPTION

This (6) Bay Caress Car Wash Location sits on a 1.00 acre out-lot parcel to a Kroger anchored shopping center in Sylvania, OH. This excellent location is subject over over 13,000 VPD on Sylvania Rd. and 17,000+ VPD on N King Rd. Sylvania, OH is a suburb of Toledo, OH, with a total population exceeding 19,000 people. The North end of Sylvania borders the State of Michigan's. The 1+ acre parcel provide opportunities for new improvements like vacuum arches and dual lane kiosks.



PROPERTY HIGHLIGHTS

- Outlot to a Kroger Anchored Shopping Center
- (2) Automatic Touch-Free Wash Bays | (4) Self-Serve Bays
- Brand New Automatic Tunnel Wash System as of 2022
- (6) Vacuum Stations
- Proven Performing Investment Property Year After Year
- Surrounded by Many National Retailers Including: Kroger, CVS, Goodwill, Great Clips, Pizza Hutt, Lock-It-Up Self Storage, Subway & Many More
- Annual Revenue in Access of \$253,175 | May 23' Gross Revenue up 38% in from May 21' | Strong Indicator of Increasing Sales with Recent Improvements

AUTEC EVOLUTION EV-1 CAR WASH



EVOLUTION EV-1 DESCRIPTION

The EVOLUTION® or EV-1 is built on ATEC's top of the line friction machine, the AES-415 Soft Touch Car Wash System. The EVOLUTION® offers car wash operators countless profit-making capabilities including multiple levels of friction, high pressure or an awesome combination of both washes. The EV-1 hybrid has a 20 horsepower pumping station which pumps up to 35 gallons of water per minute through 48 oscillating, zero degree nozzles, 24 of which spray on the forward pass and 24 on the reverse pass. As the vehicle enters the wash, eight additional onboard turbo nozzles spray tires, wheels and rocker panels. The EVOLUTION® also dispenses a specially formulated foaming, high strength chemical during a presoak pass which is applied prior to the high pressure. The high pressure spray adjusts to the vehicle's length by the use of infrared photo eyes. The water delivered through the high pressure system can be fresh or reclaim. The EV-1 offers consumers seven wash packages.

SYSTEM HIGHLIGHTS

- 208/230V | 3 PH 4 Wire | 185 Amps
- (48) Spray Nozzles
- Chemical Presoaks and Presoak heater
- Hydraulic Operation W/ Direct Drive
- Stainless Steel Welded Construction
- 20 Horsepower High Pressure Pump Station
- Water Supply of 35 Gallons Per Minute
- Dual Arm Support

2812 DOUGLAS RD | TOLEDO, OH



PROPERTY HIGHLIGHTS

- Located on Douglas Rd Just North of the University of Toledo and West of ProMedica Toledo Hospital | The Car Wash is Subject to 30,000 VPD | Total Population within a 2-Mile Radius Exceeds 52,000 People
- Originally Constructed in 1993 | 0.73 Acre Parcel
- 5 High Pressure Self-Service Bays - 6 Vacuum Stations
- (1) Automatic Wash Bays | Touch Free or Soft Cloth Options Available
- Additional Income from Lease with Lamar Billboard Company
- Vending Machines Offering Snacks, Refreshments, and Car Care Products
- Surrounded by Many National Retailers Including Dunkin', Marco's Pizza, Burger King, Subway, CVS, Chick-fil-A and Many More
- 2022 Gross Wash Revenue Exceeding \$130,000

Year Built:	1993
Building Size:	4,412 SF
Lot Size:	.73 AC
Self-Serve bays:	5
Automatic Bays:	1
Vacuums:	6
Traffic Counts:	30,000+ VPD
2022 Gross Wash Revenue	\$130,292

4425 HEATHERDOWNS BLVD | TOLEDO, OH



PROPERTY HIGHLIGHTS

- Located at the Busy Retail Corridor of Heatherdowns Blvd & Key St
- (5) Self-Serve Wash Bays | (1) Automatic Touch-Free & Soft Cloth Wash Bay | (6) Vacuum Stations
- Vending Machines Offering Car Care Products for Exterior & Interior Detailing
- Additional Income From Ground Lease with Lamar Billboard Company | Owner Receives a Percentage of Billboard Sales
- The Property is surrounded by Many National Retailers Including: Dollar General, Pap John's Pizza, Harbor Freight Tools, Steak 'n Shake, McDonald's & Many More

Year Built:	1977
Building Size:	3,375 SF
Lot Size:	.72 AC
Self-Serve Bays:	5
Automatic Bays:	1
Vacuums:	6
Traffic Counts	28,000 VPD
5-Mile Population:	161,000+ People
2022 Wash Revenue:	\$132,032

3802 AIRPORT HWY | TOLEDO, OH



PROPERTY HIGHLIGHTS

- Located on Airport Highway in South West Toledo in Close Proximity to Many High traffic Areas Including: Toledo Medical Center, Toledo Zoo & Many Multi-Family Complexes
- (4) High Pressure Self-Serve Bays | (1) Automatic Wash Bay With Touch Free and Soft Cloth Options | (4) Vacuum Stations | Vending Machines Offerings Snacks, Refreshments & Car Car Products
- Excellent Traffic Counts on Airport Hwy | Subject to Over 19,000 VPD
- Surrounded by Many National Retailers Including: Wendy's, Starbucks, Taco Belly, Rally's, Circle-K, Family Dollar, T-Mobile, Baskin Robbins & Many More

CUSTOM TABLE HEADLINE

Year Built:	1988
Building Size:	4,312 SF
Lot Size:	.47 AC
Self-Serve Bays:	4
Automatic Bays:	1
Vacuums:	4
Traffic Counts:	19,000 VPD
5 Mile Population:	197,927
2022 Wash Revenue:	\$103,177

913 WESTERN AVE | TOLEDO, OH



BULLETS HEADLINE

- Originally Constructed in 1999
- (4) Self-Serve Bays | (1) Automatic Bay | Ample Parking Lot Space for Vacuum Renovations
- High traffic Corridor on Anthony Wayne Trail | Subject to Over 30,000 Vehicles per Day | 5-Mile Population Exceeding 220,000 People
- Value Ad Opportunity | "Bite Sized" Opportunity to Acquire Operating Investment Property
- Surrounded by Many National Retailers Including: Burger King, T-Mobile, Boost Mobile, Little Caesars, Taco Bell, McDonald's, Rite-Aid, O'Reilly Auto Parts, Dollar General & Many More
- 2022 Gross Wash Revenue of \$56,867

Year Built:	1999
Building Size:	2,586 SF
Lot Size:	.54 AC
Self-Serve Bays:	4
Automatic Bays:	1
Vacuums:	1
Traffic Counts:	30,000+ VPD
5-Mile Population:	220,000+
2022 Wash Revenue:	\$56,867

616 N REYNOLDS RD | TOLEDO, OH



PROPERTY HIGHLIGHTS

- Fully Operational Self-Serve & Automatic Touch Free Car Wash | Turn-Key Opportunity for Owner/User
- Many Recent Capital Expenditures & Renovations Since 2018 | Renovations Include Parking Lot Lights, Bay Lights, Roof Repair, Plumbing, electrical, Belanger Touch Free Automatic System, Security Cameras & Many More
- Passive Investment Opportunity | Ability to Operate and Service Customer With Zero Employees On Site
- Strategically Located on the Well-Traveled Reynolds Rd. | Subject to Over 24,000+ Vehicles Per Day
- Surrounded by Many National Retailers Including: Taco Bell, Tim Hortons, Family Dollar, Dollar General, Walgreen, Speedway, AutoZone, Sunoco, PNC Bank, Fifth-Third Bank, McDonalds & Many More

Year Built/Renovated:	1975/2019
Building Size:	1,236 SF
Lot Size:	1.07
Automatic Bays:	1
Self-Serve Bays:	0
Vacuums:	2
Traffic Counts:	24,000+ VPD
5-Mile Population:	207,239
Wash revenue:	Not Reported

1760 ALEXIS RD | TOLEDO, OH



PROPERTY HIGHLIGHTS

- Turn Key Self-Serve Car Wash Operation Located on Alexis Rd. in Toledo, OH | Subject to to Over 33,000 Vehicles Per Day
- (6) Self Serve High Pressure Wash Bays W/ Credit Card "Crypto Pay" Reader Machines
- Seller Financing Opportunities Exist | Negotiable Land Contract Terms With Sizeable Down Payment
- Surrounded by Many National Retailers Including: Taco Bell, Long John Silvers, U-Haul, Lowe's, Hungry Howie's, Enterprise Rent a Car, Dollar General, AAA, Battery Wholesale, Home Depot, Kroger & Many More
- Detailed Financials for this Location are Unavailable | Please Contact Broker for Further Details

Year Built:	Table Text
Building Size:	3,150 SF
Lot Size:	.44 AC
Automatic Bays:	0
Self-Serve Bays:	6
Vacuums:	3
Traffic Counts:	33,000+ VPD
5-Mile Population	180,278
Wash Revenue:	Not Reported

6811 FINZEL RD | WHITEHOUSE, OH



PROPERTY HIGHLIGHTS

- Automatic, Drive-Thru, Soft Cloth, Car Wash Located on the Corner of Finzel Rd. & Waterville-Swanton Rd in Whitehouse, OH. The Car Wash Shares an Egress with Neighboring Business Sunoco Gas Station
- No Employees Required on Site to Operate
- Multiple Wash Options to Suite Vehicle Wash Preferences
- (2) Vacuum Stations Located at the Exit of the Car Wash
- Excellent Retail Redevelopment Opportunity on 1+ Acre Parcel

Year Built:	Table Text
Building Size:	1,236 SF
Lot Size:	1.07 AC
Self-Serve Bays	0
Automatic Bays:	1
Vacuums:	2
5-Mile Population:	22,000+
2022 Wash Revenue:	\$57,909

LEGACY COMMERCIAL GROUP

RECENT TRANSACTIONS



\$9,500,000
HomeGoods & Sierra



\$10,000,000
Total Wine | Bed Bath & Beyond



\$9,000,000
Rivertown Center



\$4,825,000
United Rentals (2 Locations)



\$2,725,000
Houghton Lake Shopping Center



\$6,102,000
Best Buy

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