

For Sale

**1413 SR 60
Vermilion, Ohio 44089**

Car Wash & Investment Property



Property Details

Lot Size	1.0330 acres
Front Building (Mobile 1)	2,070 SF
Back Building (Car Wash)	3,888 SF (36'x108')
Car Wash Bays	6
Asphalt Paved	2025
Price	\$675,000



**EDMOND HOTY
REAL ESTATE**

Edmond A Hoty - Real Estate Broker

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CAR WASH HIGHLIGHTS:

- 6 BAY SELF-SERVE CAR WASH
- EACH BAY ACCEPTS CREDIT CARDS, BILLS, COINS, AND TOKENS
- ALL WASH BAYS FEATURE CAT 310 PUMPS
- TWO HAMILTON RNS REAR-LOAD BILL CHANGERS WITH HAMILTON XE VALIDATORS
- BILLS, COINS, AND TOKENS ARE COLLECTED INSIDE THE BUILDING, SO NO NEED TO WAIT FOR A CUSTOMER TO LEAVE THE BAY AND NO CONCERN OF HANDLING CASH IN FRONT OF ANYONE.
- 10 POSITION SELECTION SWITCHES IN EACH BAY
- 2 BAYS CONTAIN MOSMATIC IN-BAY AIR DRYERS
- FULLY INSULATED BUILDING WITH SPRAY FOAM IN THE CEILING AND WALLS
- LARGE BUILDING WITH LOTS OF STORAGE SPACE
- 2 LARGE OVERHEAD RADIANT HEATERS TO KEEP THE BUILDING AND WORKSPACE WARM
- TOILET AND 2 SINKS WITHIN THE BUILDING
- SECURITY CAMERAS IN EVERY BAY, THE OUTSIDE OF THE BUILDING, PARKING LOT, AND INSIDE
- WEEP SYSTEM TO HELP PREVENT FREEZE UPS IN THE WINTER MONTHS (DIXMOR DX1000 WEEP MIZER AUTOMATIC CONTROL)
- FLOOR HEAT WITH A DEDICATED RAYPAK BOILER
- IN-BAY LINE HEAT WITH A SEPARATE DEDICATED RAYPAK BOILER
- REVERSE OSMOSIS PRODUCTION SYSTEM FOR IN-BAY SPOT FREE RINSE
- NEWER LED BAY LIGHTING AND INTERIOR LIGHTING
- 4 NEWER VACUUMS (J.E. ADAMS 9200 SUPER VACS)
- 4 VENDING MACHINES (3 SINGLE ITEM AND ONE 3-ITEM MACHINE)

INVESTMENT/LEASE HIGHLIGHTS:

MOBILE 1 LUBE EXPRESS LEASE:

OCT 1, 2023 THRU SEPT 30, 2028

CURRENT RENT \$24,000 YEAR... \$2,000 MONTH + 50% OF ALL COMMON AREA COST ASSOCIATED WITH ENTIRE SITE INCLUDING VIP CARWASH

2 – FIVE YEAR OPTIONS TO RENEW WITH INCREASES

1ST RENEWAL: \$2,400 MONTH

2ND RENEWAL: \$2,800 MONTH

DOUBLE NET LEASE WHERE PROPERTY OWNER PAYS THE PROPERTY TAXES, AND THE TENANT PAYS ALL REPAIRS AND MAINTENANCE TO THE BUILDING AND INSURANCE COST.

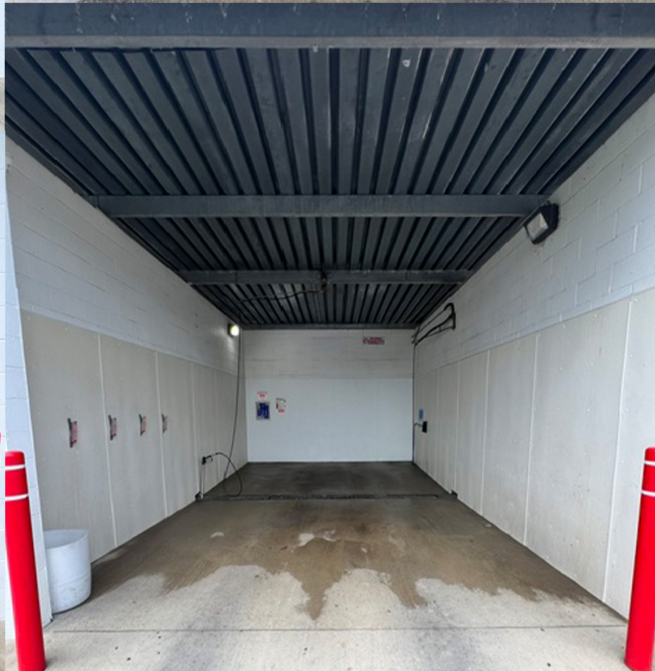
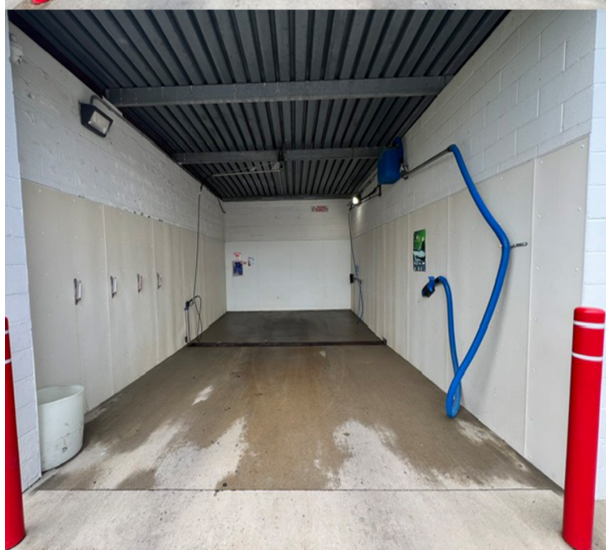
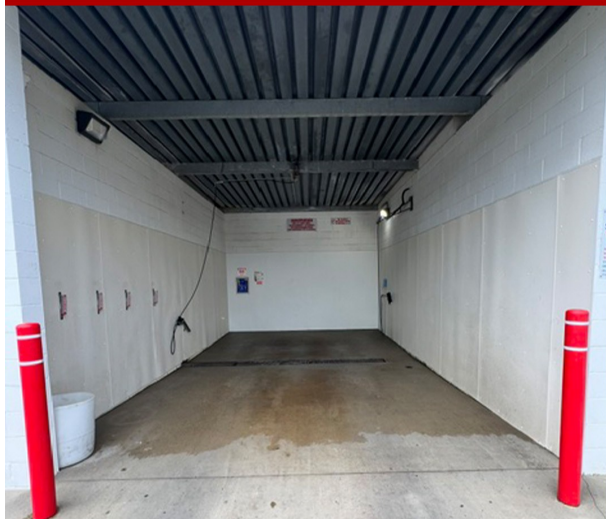




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6 Bays!



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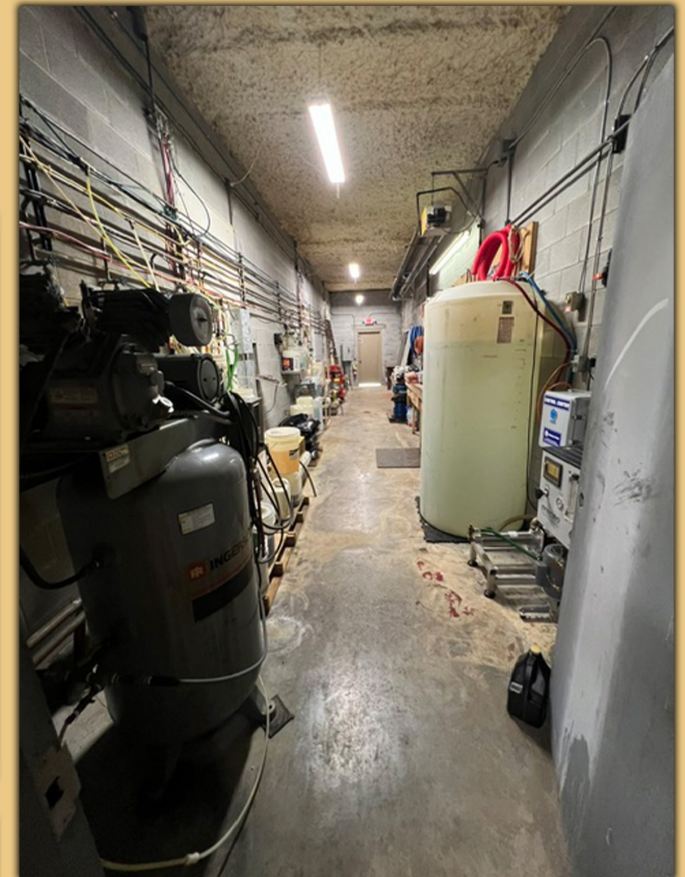
**4 Vaccums
On Site!**



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Equipment Room 1



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Equipment Room 2

