

CAR WASH

BUSINESS + PROPERTY FOR SALE

1,400 MONTHLY
MEMBERS



KW COMMERCIAL

484 TUNXIS HILL ROAD
FAIRFIELD, CT



THE OFFERING

KW Commercial is proud to present 484 Tunxis Hill Road, an exceptional opportunity to acquire a profitable, well-established car wash business with real estate in a prime Fairfield location. This turnkey operation offers multiple revenue streams and significant upside potential.



Strong Historical Revenue

Consistent top-line performance with growth potential



Solid Cash Flow

Attractive NOI with room for improvement



Real Estate Ownership

Build equity while operating a cash-flowing business

PROPERTY SUMMARY

Price: \$2,200,000

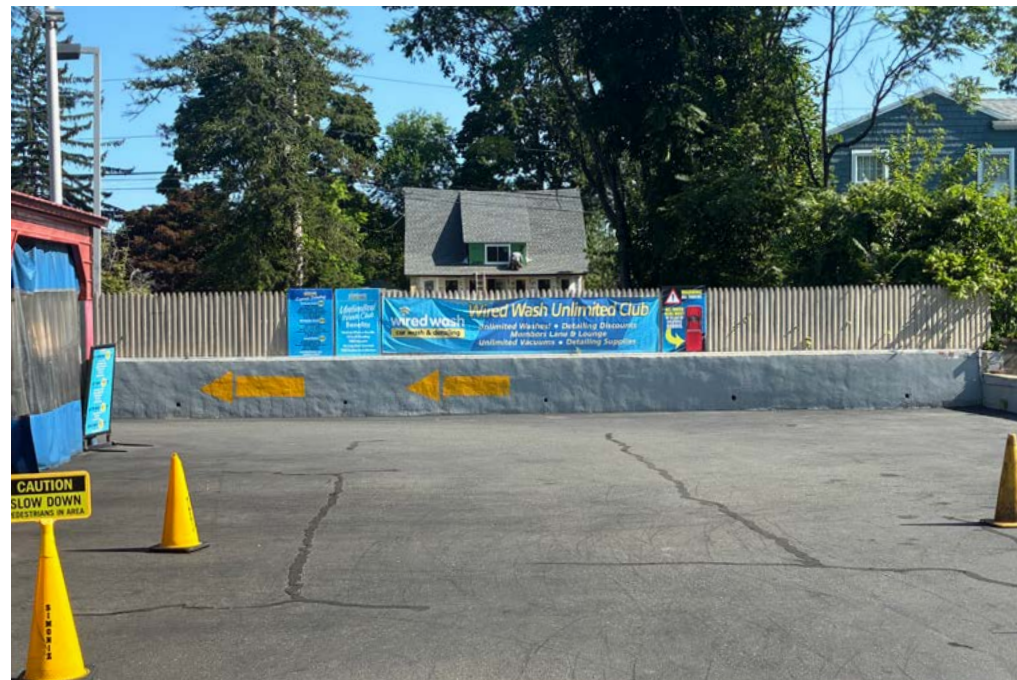
Acres: 0.72

KEY FINANCIAL HIGHLIGHTS

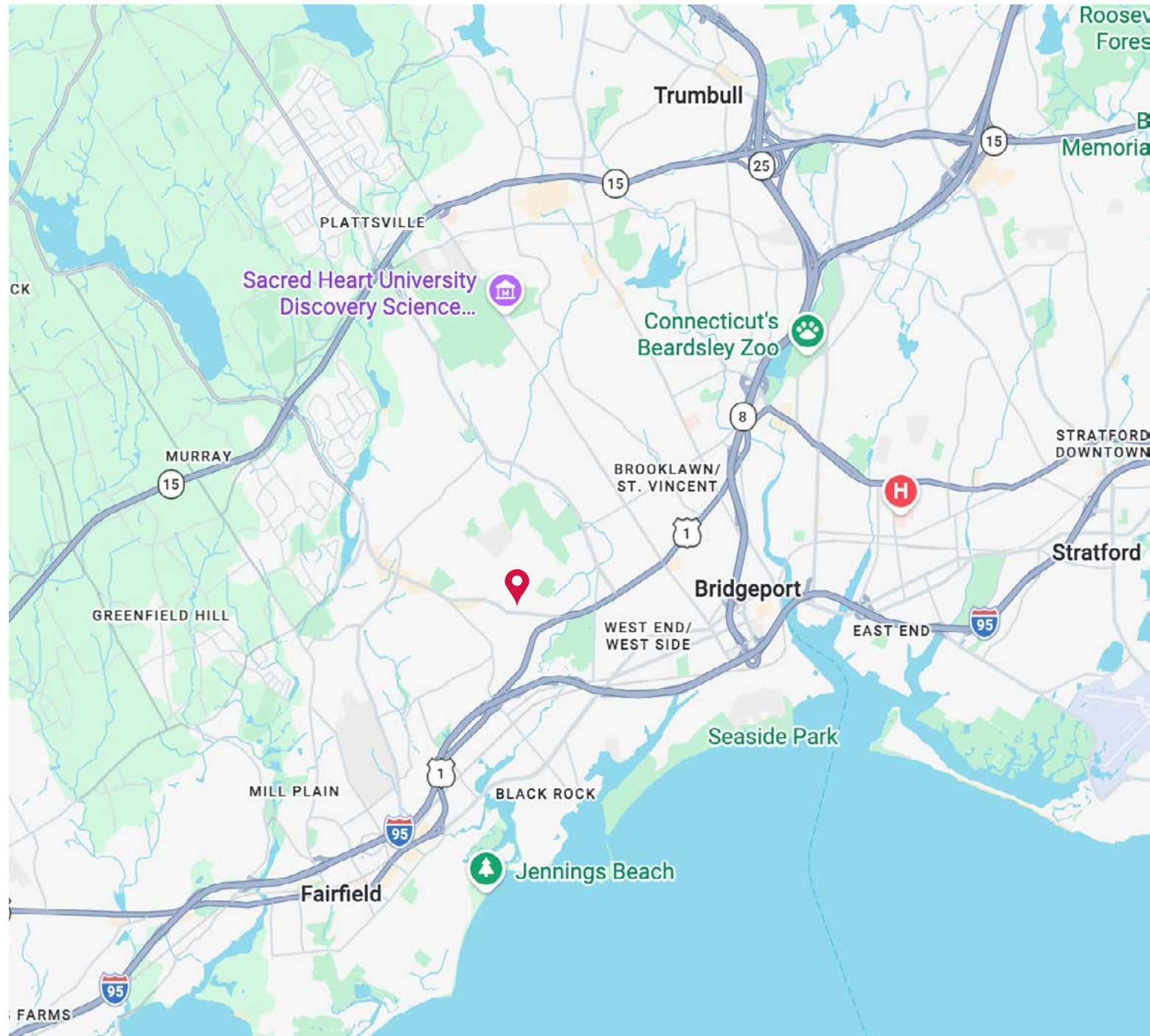
Gross Revenue: \$1,042,407

Gross Profit: \$711,490

Net Operating Income (NOI): \$248,653
before depreciation and amortization



LOCATION



RECENT LOCATION UPGRADES

Motor City Top brush	\$30,000
Motor City Conveyor	\$35,000
Micrologic Wash assist, conversion software and tablets	\$5,000
Exterior speaker system with music and advertising	\$3,000
Upgraded LED lights in tunnel	\$3,000
New concrete and entrance configuration	\$10,000
Electric Heater In Detail Bay	\$3,000
New Metal Roll-Up Entry Tunnel Door	\$5,000
New Driveway	\$25,000
New Car Wash Street Sign	\$5,000
Employee break room renovation	\$5,000
Office renovation	\$3,000
Bathroom Renovation	\$3,000
New Premier Blowers	\$25,000
Tire Shine Machine	\$5,000
Innovate chemical control station	\$6,000
New self Vacuum stations	\$15,000
Waiting room renovation	\$2,000
Reinforce and rebuild rear retaining wall	\$10,000
	\$198,000

SALE CONTACT

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