

732 CORYLUS DRIVE

Pataskala, OH 43062

PROPERTY OVERVIEW

WELCOME TO:
THE COUNTY FAIR CAR WASH!
\$2,395,900

SPECIAL FEATURES

- ~\$285K in Recent Updates
- Block & Brick Exterior
- (3) Bays (2 Touchless, 1 Soft Touch)
 - (4) Vacuum Stations
 - Full Bath with Shower
- New Reverse Osmosis System ~ 2025
- New Wiring for Reverse Osmosis ~ 2025
- (2) Gas Powered Boilers (1 for Floors)
- (2) Exterior Designated Parking Spaces
 - (2) Holding Tanks
 - Gas Heat
 - Slop Sink
 - Electric Water Heater
- 1+ Acre Tree Lined Lot
- New "Soft Touch" ~ 2025
 - (2) Gas Heaters
 - (18) Cameras
- All Equipment Owned
- City of Pataskala Utilities
- New Concrete Aprons (Entrance & Exit) ~ 2025
 - Concrete Areas are Heated
 - (4) Electric Panels
 - New Pump Motor ~ 2025
 - New Fan on Furnace ~ 2025
- (2) Air Compressors - (1) New ~ 2025
- New Water Softener ~ 2025

PROPERTY INFORMATION

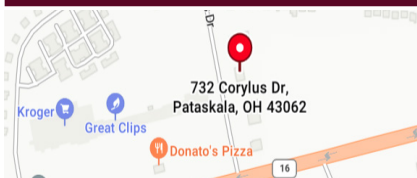
- Year Built: 2004
- Zoning: GB - Car Wash
- Parcel #: 064-069330-01.008
- Building Square Foot: 3,796

TAX INFORMATION

Total Annual Tax Amount: \$14,471.02
(Includes Assessment)

Expenses:

- World Pay Merchant Services
- Cloud Service \$600/year
- Hamilton ~\$2,600/year POS system



Presented By:

*DeLena
Ciamacco*



**TOP 100 REALTORS IN THE WORLD
FOR OVER 20 YEARS***

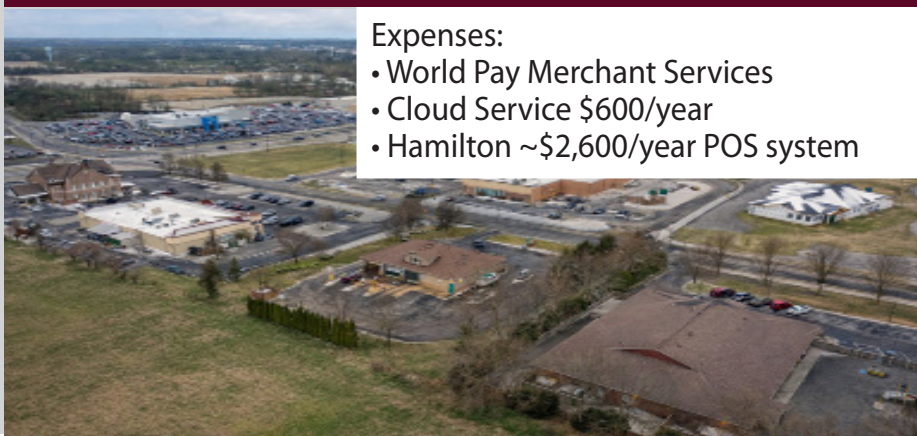
* Among all RE/MAX Team Leaders Worldwide

DeLena Ciamacco
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614-882-6725



THE PERFECT TURN-KEY BUSINESS OPPORTUNITY! Start your own operation or expand your existing portfolio with this established and successful Car Wash, operating in the same location since 2004. County Fair Car Wash is now offered for sale - including business, equipment, land, and name. Situated on a 1+ acre tree-lined lot, this property enjoys excellent visibility in a high-density residential and commercial corridor, surrounded by shopping centers, apartments, condos, and single-family neighborhoods. Located just north of Broad Street in a rapidly growing area of Pataskala. The ~3,800 SF brick and block building is low maintenance and well designed, featuring three Wash Bays (two touchless and one soft-touch), all with heated floors, along with four outdoor vacuum stations and a coin changer. A spacious upper-level Office overlooks the operation and grounds, while the mechanical room is exceptionally clean and well maintained. Over \$285,000 in upgrades and improvements (2020-2025) include, but are not limited to: new wiring for and RO system, pump motor, furnace fan, two air compressors, new brushes and blowers, new and heated concrete areas, 18 security cameras, cleaned pits (2025), LED lighting, and much more. The property also offers a large asphalt Parking Lot with designated spaces and is serviced by City of Pataskala utilities. A rare opportunity to own a proven, turn-key business in a prime and growing location! Southwest Licking schools. Only \$2,495,000! Call DeLena today!



Bay 1 (Soft-Touch)

New ~ 2025

15'3 x 49'2

- LED lights
- Under carriage
- Interior cameras
- New brushes ~ 2025
- New blowers ~ 2025
- Heated floors
- Updated light bar
- Pits cleaned ~ 2025
- Wash World Profile soft-touch installed ~ 2025
- New water softener system ~ 2025
- New Wash World Reverse Osmosis system ~ 2025

Bay 2 (Touchless)

15'2 x 49'2

- LED lights
- Under carriage
- Interior cameras
- Updated light bar
- Pits cleaned ~ 2025
- Heated floor
- New blowers ~ 2020
- New Wash World Razor touch-free system ~ 2020
- Installed Hamilton Commanders POS (3 of) ~ 2020

Bay 3 (Touchless)

15' x 49'2

- LED lights
- Under carriage
- Interior cameras
- New blowers ~ 2021
- Heated floor
- Updated light bar
- Pits cleaned ~ 2025
- Heated floor
- New Wash World Razor touch-free system installed ~ 2021

Upper Level

27'2 x 21'2 • Oversized attic access/area • Extended over all bays

Office

15' x 17'5 • Berber carpet • Ivory painted walls • (4) ceiling lights • Split HVAC system



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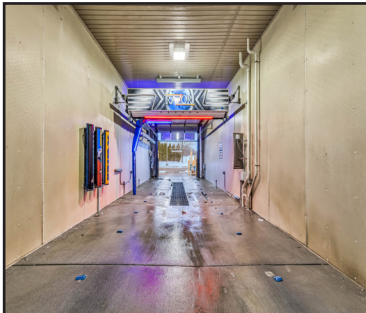
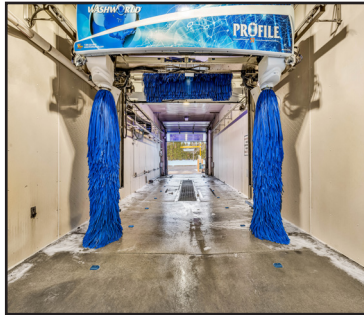
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EXTERIOR & BAY PHOTOS



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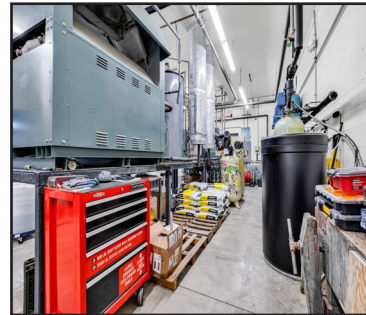
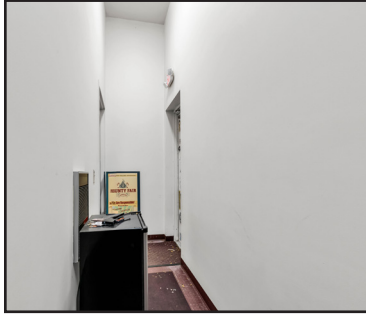
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INTERIOR PHOTOS



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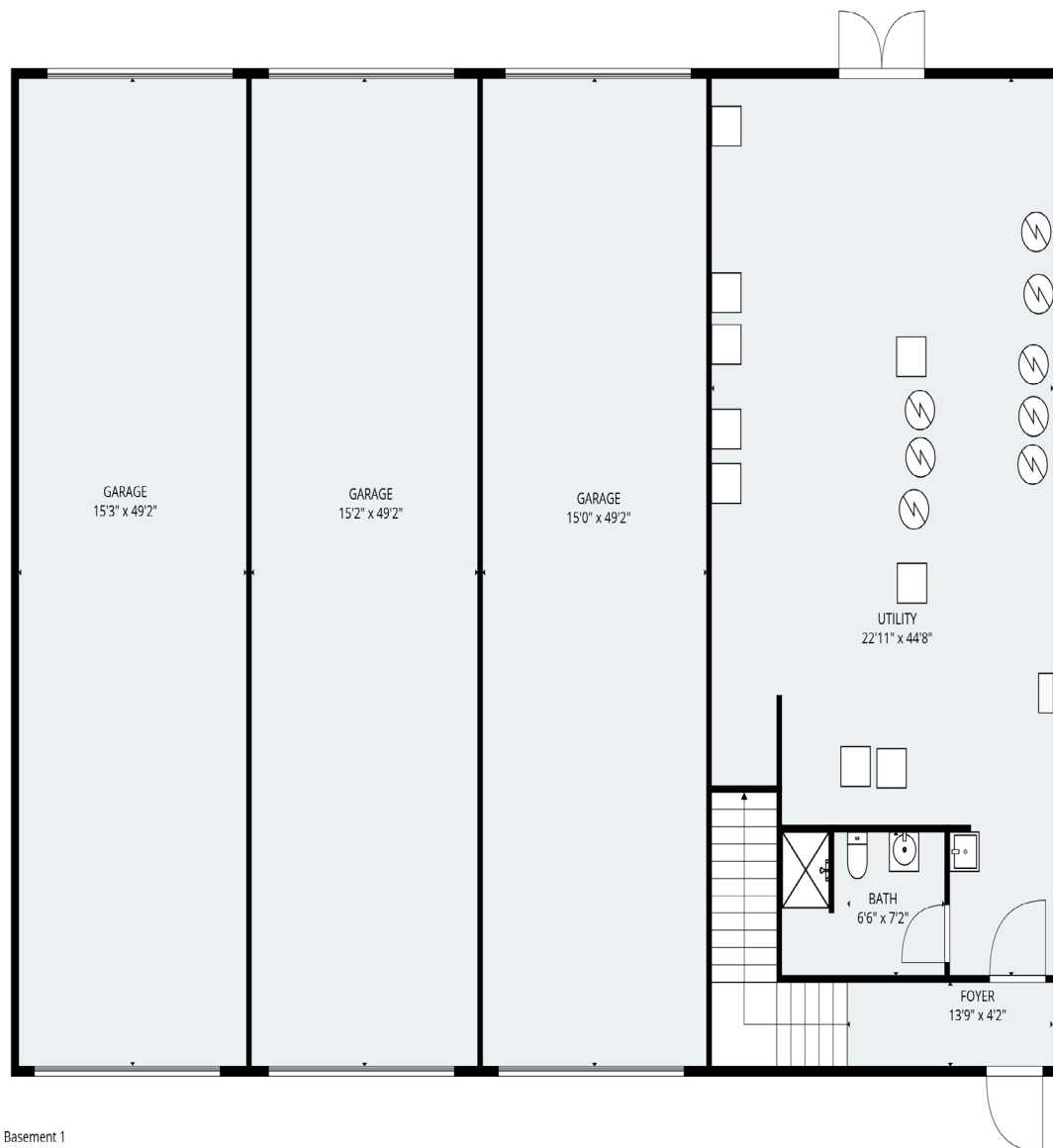
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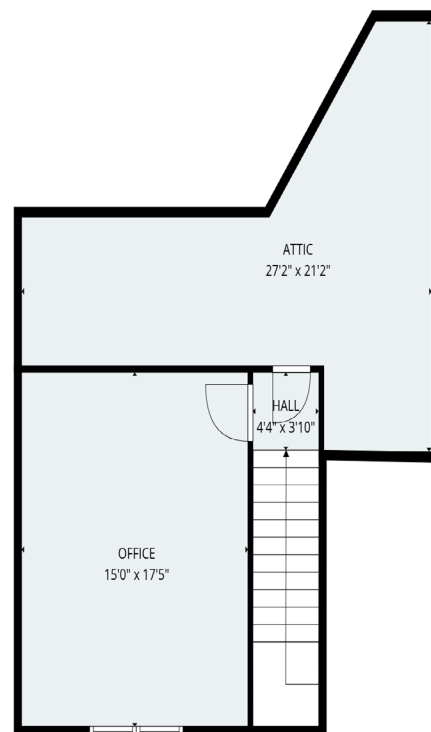
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FLOOR PLAN



Basement 1



1st floor



Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.



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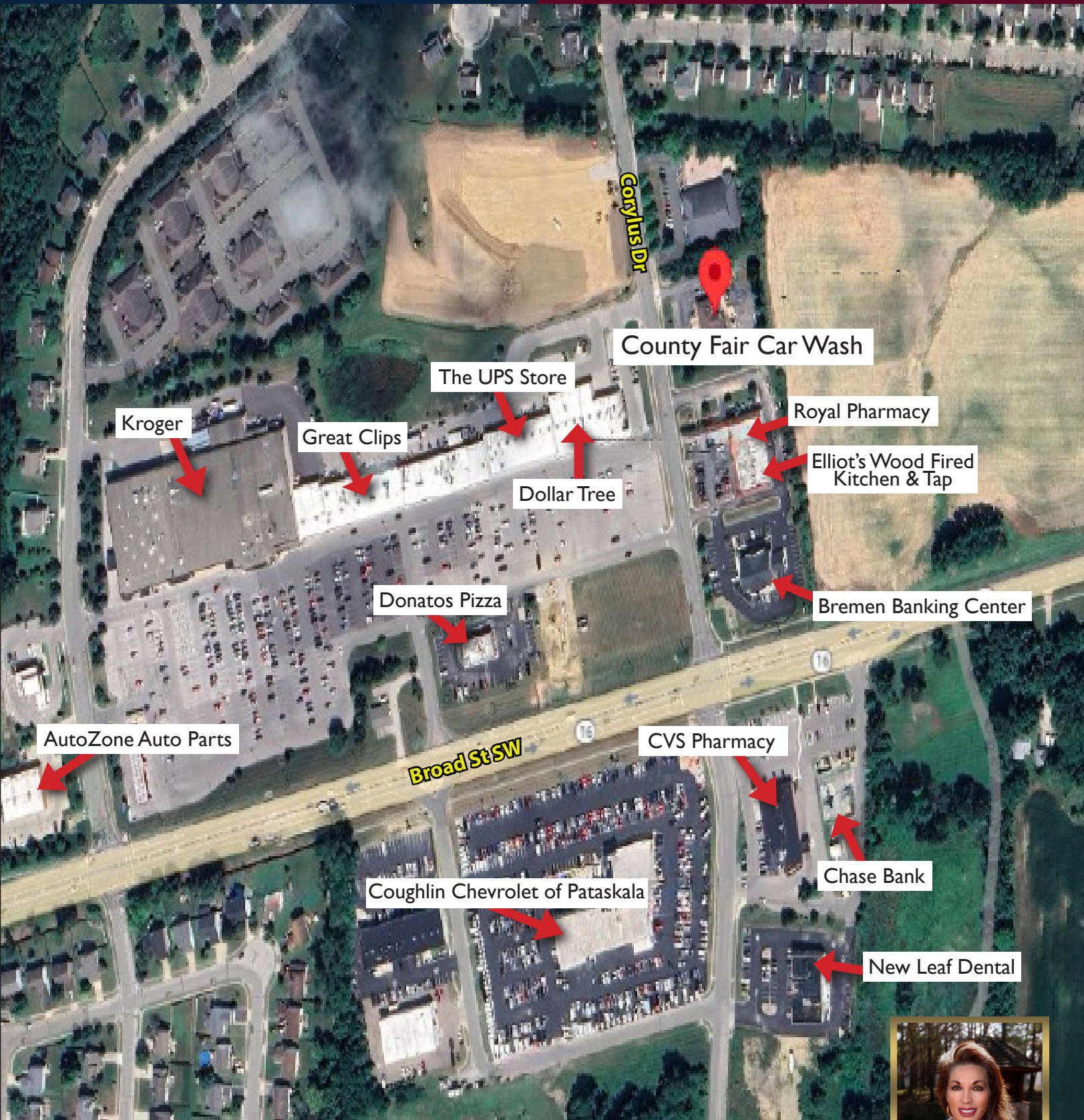
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AERIAL VIEW OF SURROUNDING BUSINESSES



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LICKING COUNTY DEMOGRAPHICS

Licking County, Ohio Median Age

Age

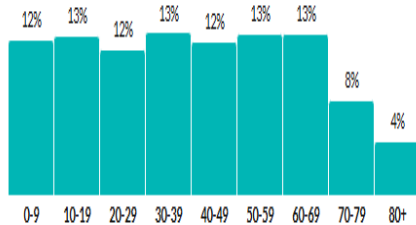
40

Median age

about the same as the figure in Ohio:
39.9

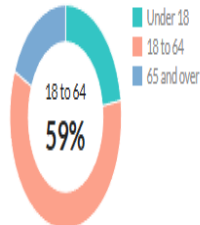
about the same as the figure in
United States: 39.2

Population by age range



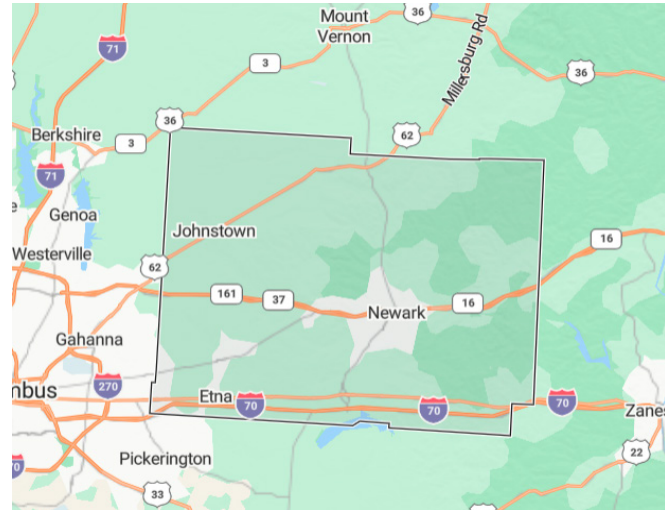
Show data / Embed

Population by age category



Show data / Embed

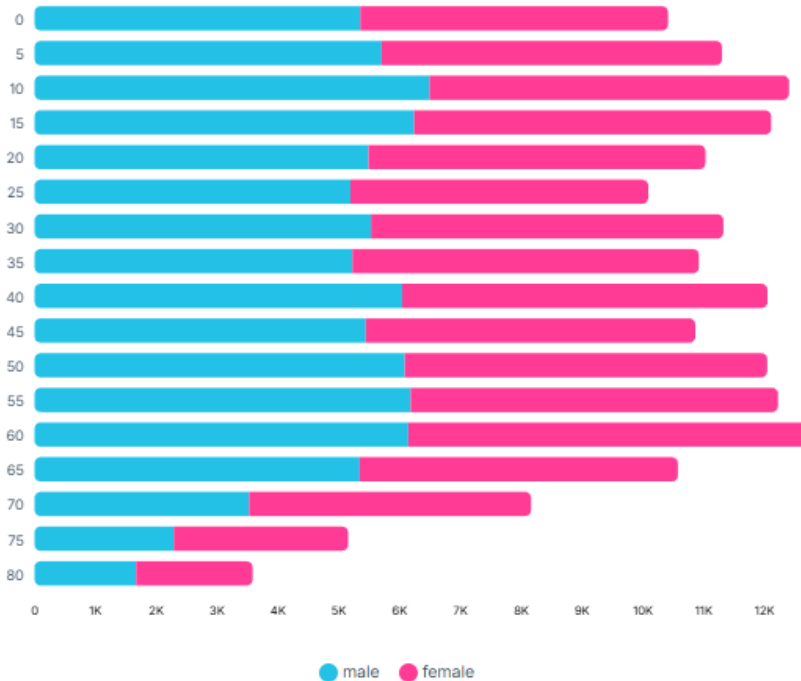
Total Population (2025): **186,256**



<https://worldpopulationreview.com/us-counties/ohio/licking-county>

Licking County Population by Age

Population By Age



Median Age

Overall: 40.2
Female: 40.8
Male: 39.4

Licking County Adults

There are 138,851 adults, (30,851 of whom are seniors) in Licking County.

Sex Ratio

Female: 91,115 (50.53%)
Male: 89,196 (49.47%)

<https://worldpopulationreview.com/us-counties/ohio/licking-county>

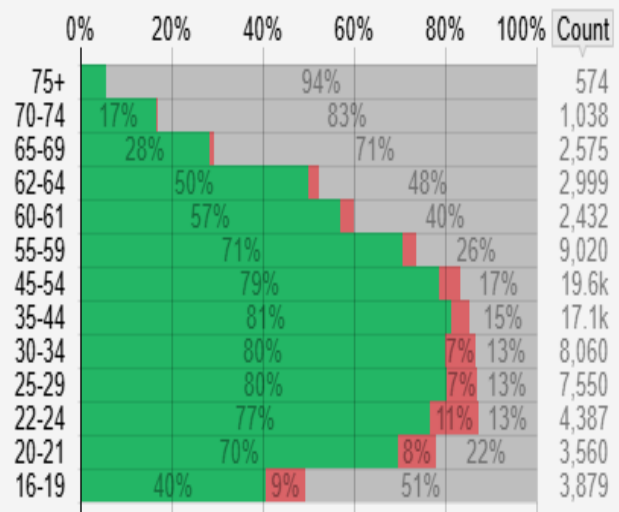
EMPLOYMENT STATUS BY AGE

Employment status composition of the given age cohorts.

Employment status composition of the given age cohorts.

Scope: population of Licking County

Armed Forces
Unemployed
Employed
Not in Labor Force



<https://statisticalatlas.com/county/Ohio/Licking-County/Employment-Status>



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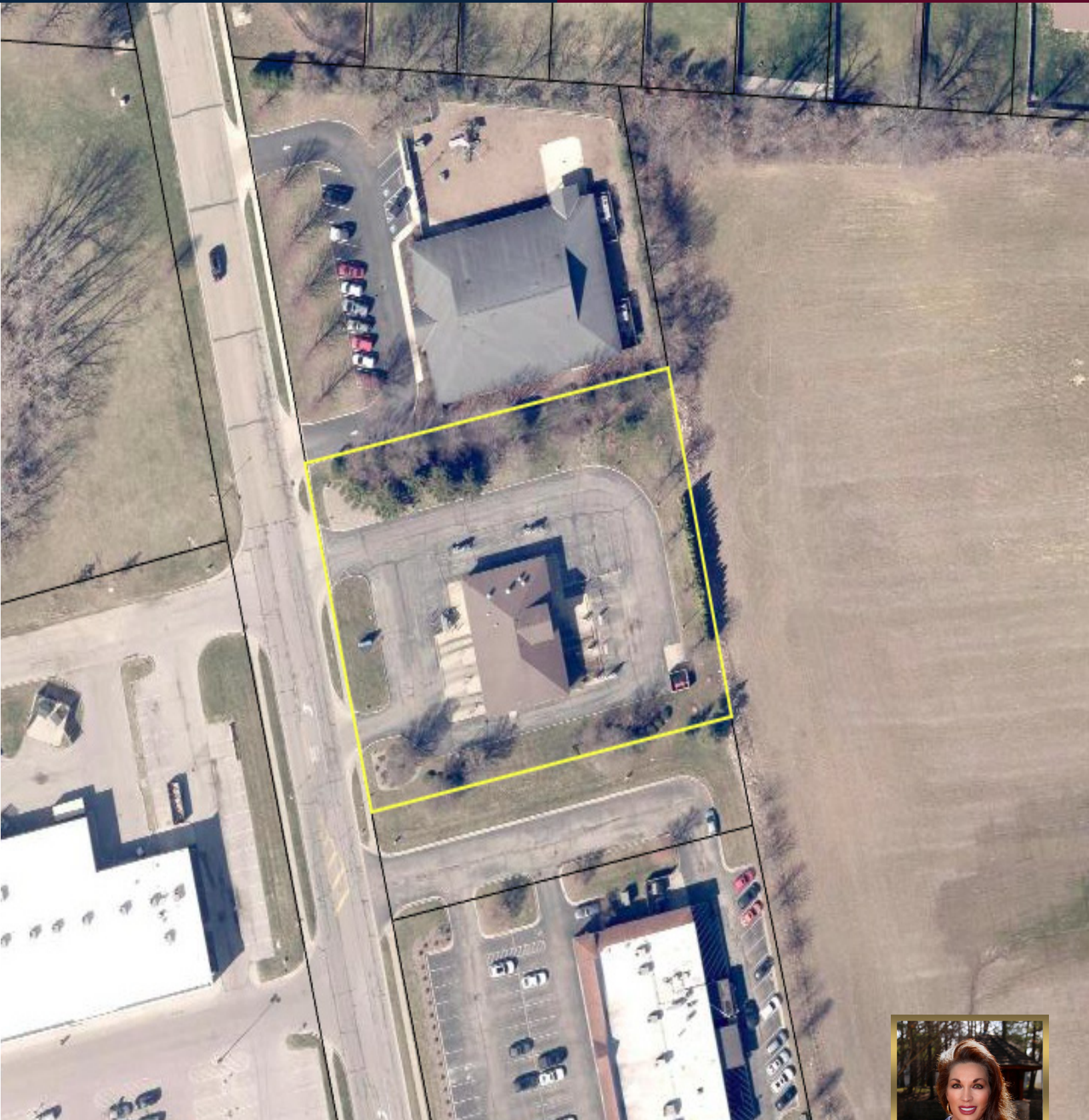
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COUNTY AERIAL VIEW



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