

# TIDE WASH

Don't miss your chance to own this established car wash facility located in a high-traffic area of Pleasant Hill, Iowa. Tide Wash was renovated in 2018 on a nearly half acre lot. This well-maintained property features 2 Touchless Automatics with PDQ M5, 3 Heated Self-Serve Bays, and 2 vacuums. The car wash software operating accepts cash, credit cards, as well as custom tokens that can be obtained directly at the vending machine by the customer.

**\$550,000**

**FOR SALE**

♦ 875 SHERRYLYNN BLVD,  
PLEASANT HILL IOWA



Scheib Real Estate Team



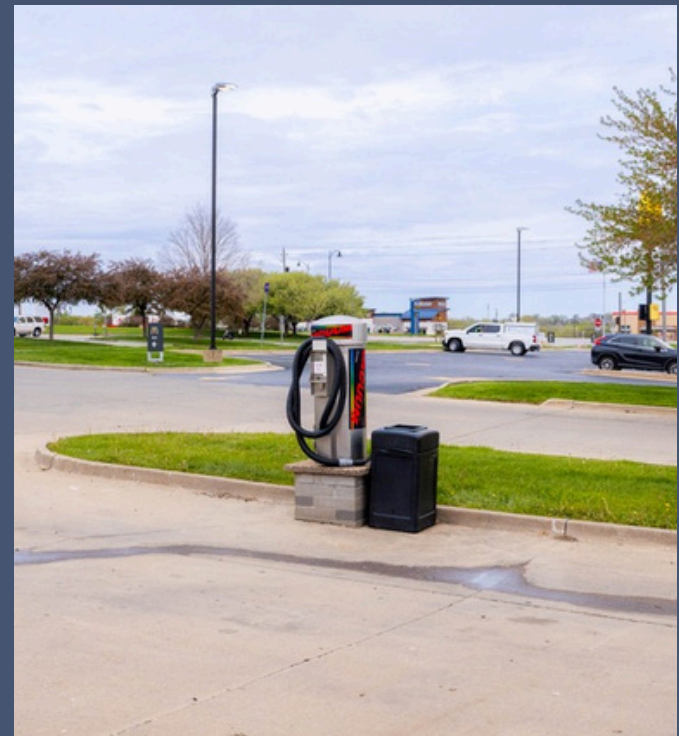
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## FEATURES

- ✓ 3 Heated Self Serve Bays
- ✓ 2 Touchless Automatic Bays
- ✓ 2 Vacuums
- ✓ Accepts Cash or Credit Cards
- ✓ Easy Access Location



# Investment Highlights



## **PORTFOLIO OWNER/USER OPPORTUNITY**

Established car wash location offering turnkey business operations with the underlying real estate included.



## **STRATEGIC LOCATIONS**

Situated in high-traffic areas close to major grocery stores, restaurants, or densely populated residential neighborhoods, ensuring a steady demand from customers.



## **HIGH TRAFFIC EXPOSURE**

The car wash averages a significant number of vehicles per day, benefiting from its close proximity to major retailers such as Fareway and Hy-Vee, as well as established neighborhoods.



## **MODERN EQUIPMENT**

The car wash features two touchless automatics with PDQ M5, three heated self-serve bays, and two vacuums.



## **ESTABLISHED CLIENT BASE**

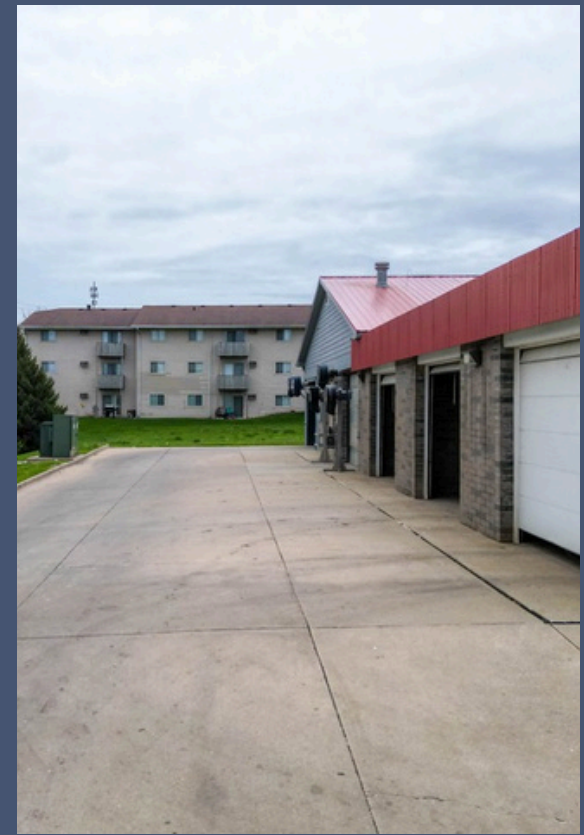
Reliable repeat customers, supported by surrounding residential and retail businesses.



## **QUALIFY FOR BONUS DEPRECIATION**

Eligible under the Tax Cuts and Jobs Act of 2017, allowing investors to depreciate the full value of the car washes in the first year.

The site offers excellent visibility and easy access from major roads, with a strong local customer base and steady traffic year-round. It's a low-maintenance, cash-generating asset positioned in a growing community with expanding residential and commercial development nearby. Whether you're looking to diversify your portfolio or step into a profitable business with proven performance, this is a turnkey opportunity with room for growth. With the close proximity to University Ave and Highway 65, this is a prime location. Located near Fareway, Burger King, Caseys and a multiple apartment complexes, it sits directly across the street from McDonalds with a wide demographic of customers nearby. Car Wash is maintained daily.



- Remodeled in 2018
- Financials Upon Request
- 20,677 SQFT .475 Acres





Tim Scheib,  
REALTOR®  
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