



Turn-Key Car Wash

329 E High St
Mount Sterling, Kentucky 40353

Property Highlights

- Fully operational, turn-key car wash business for sale
- Six (6) self-service wash bays and one (1) fully automated drive-thru wash bay
- Automated bay features a Wash World Razor wash system and North Wind Dryer
- Self-service bays are +/-13.5' wide with 7'-8' clear height
- Four (4) interior vacuum stations
- Cash and credit card payment processing available throughout the facility
- Minimal staffing requirements create an attractive owner-operator or investment opportunity
- Conveniently located +/-2 miles from I-64 and +/-1 mile from Indian Mound Bypass

Offering Summary

Sale Price:	\$400,000
Building Size:	+/-2,600 SF
Lot Size:	+/-0.89 Acres

For More Information

Max Darby

Associate
O: 859 224 2000
mdarby@naiisaac.com

Dillon Domé

Associate
O: 859 224 2000
ddome@naiisaac.com

For Sale

2,600 SF | \$400,000

Turn-Key Car Wash



For Sale

2,600 SF | \$400,000

Turn-Key Car Wash



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com

Location Information

Building Name	Turn-Key Car Wash
Street Address	329 E High St
City, State, Zip	Mount Sterling, KY 40353
County	Montgomery County

Building Information

Building Size	+/-2,600 SF
Roof:	Metal
Self-Serve Bays	6
Self-Serve Bay Width	13.5 ft
Self-Serve Bay Ceiling Height	7-8 ft

Property Information

Property Type	Retail
Property Subtype	Car Wash
Zoning	B-4
Lot Size	+/-0.89 Acres
APN #	23M-80-10-005.00

Mechanical Information

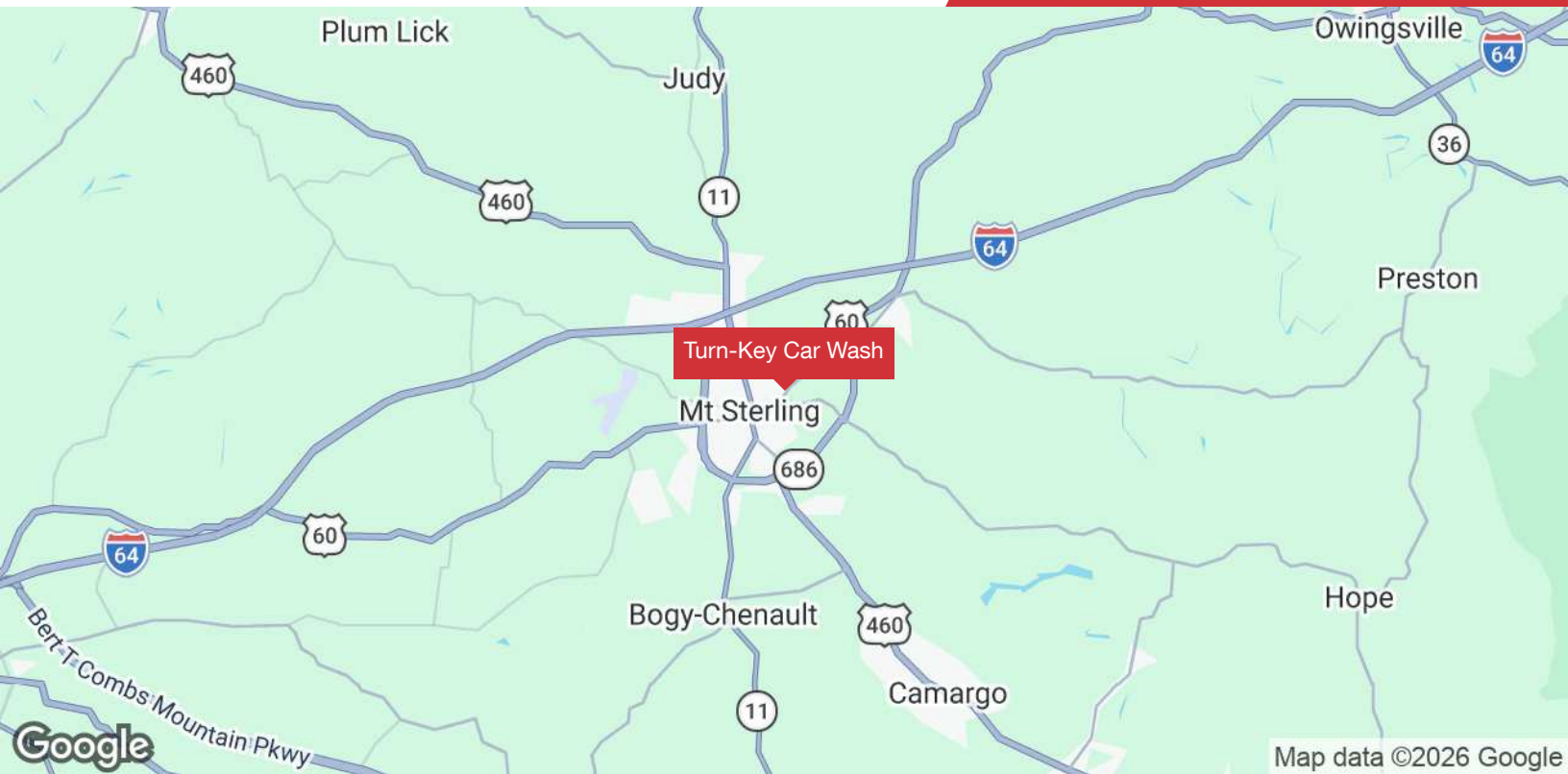
Automated Dryer	North Wind
Automated Washer	Wash World Razor

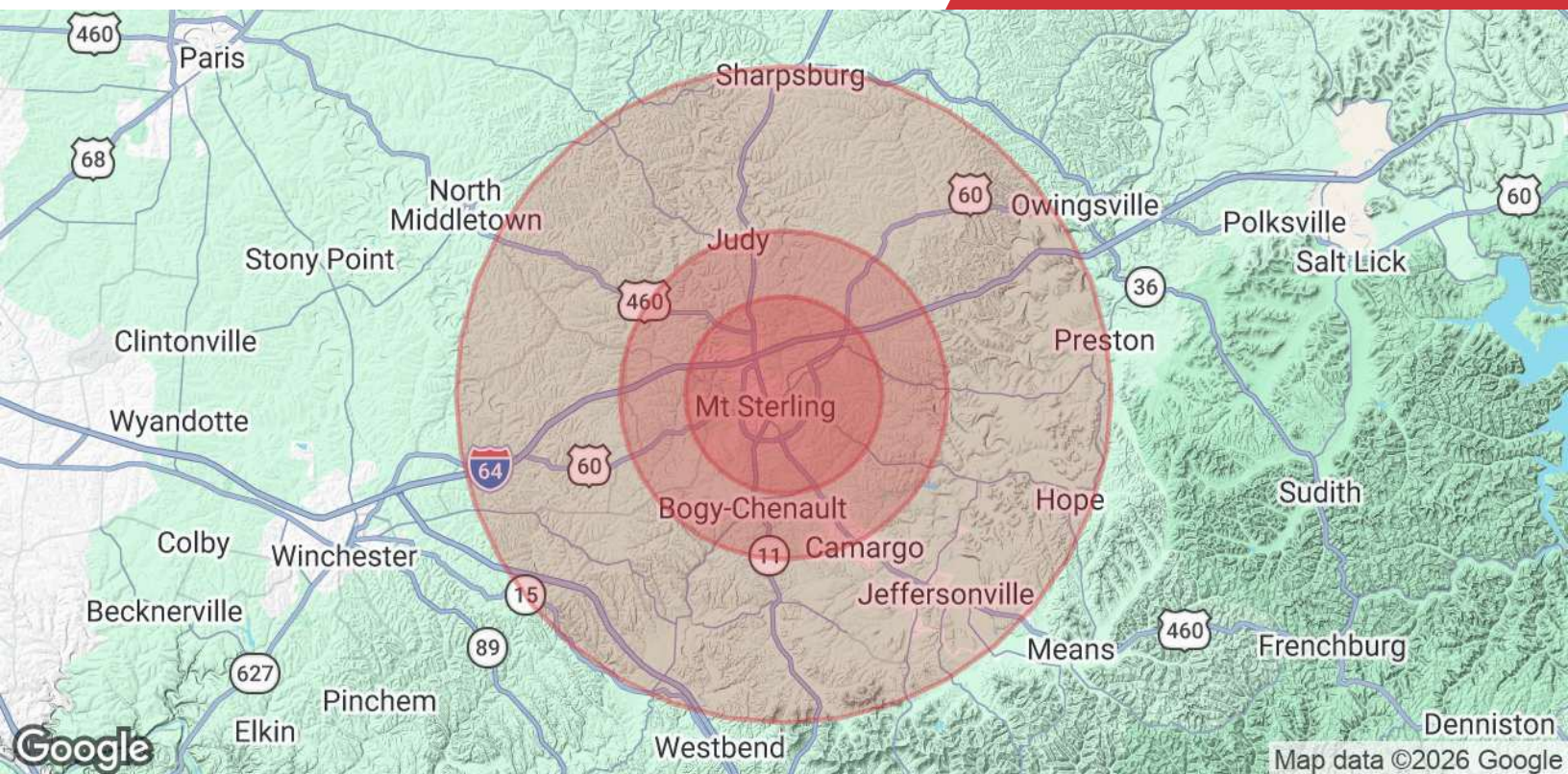


For Sale

2,600 SF | \$400,000

Turn-Key Car Wash





Population

	3 Miles	5 Miles	10 Miles
Total Population	14,729	19,402	32,978
Average Age	38.7	40.2	40.7
Average Age (Male)	35.3	38.2	38.7
Average Age (Female)	42.4	43	43.4

Households & Income

	3 Miles	5 Miles	10 Miles
Total Households	6,074	7,922	13,234
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$73,143	\$75,702	\$78,308
Average House Value	\$173,673	\$188,502	\$181,377

2026 STBD Demographics