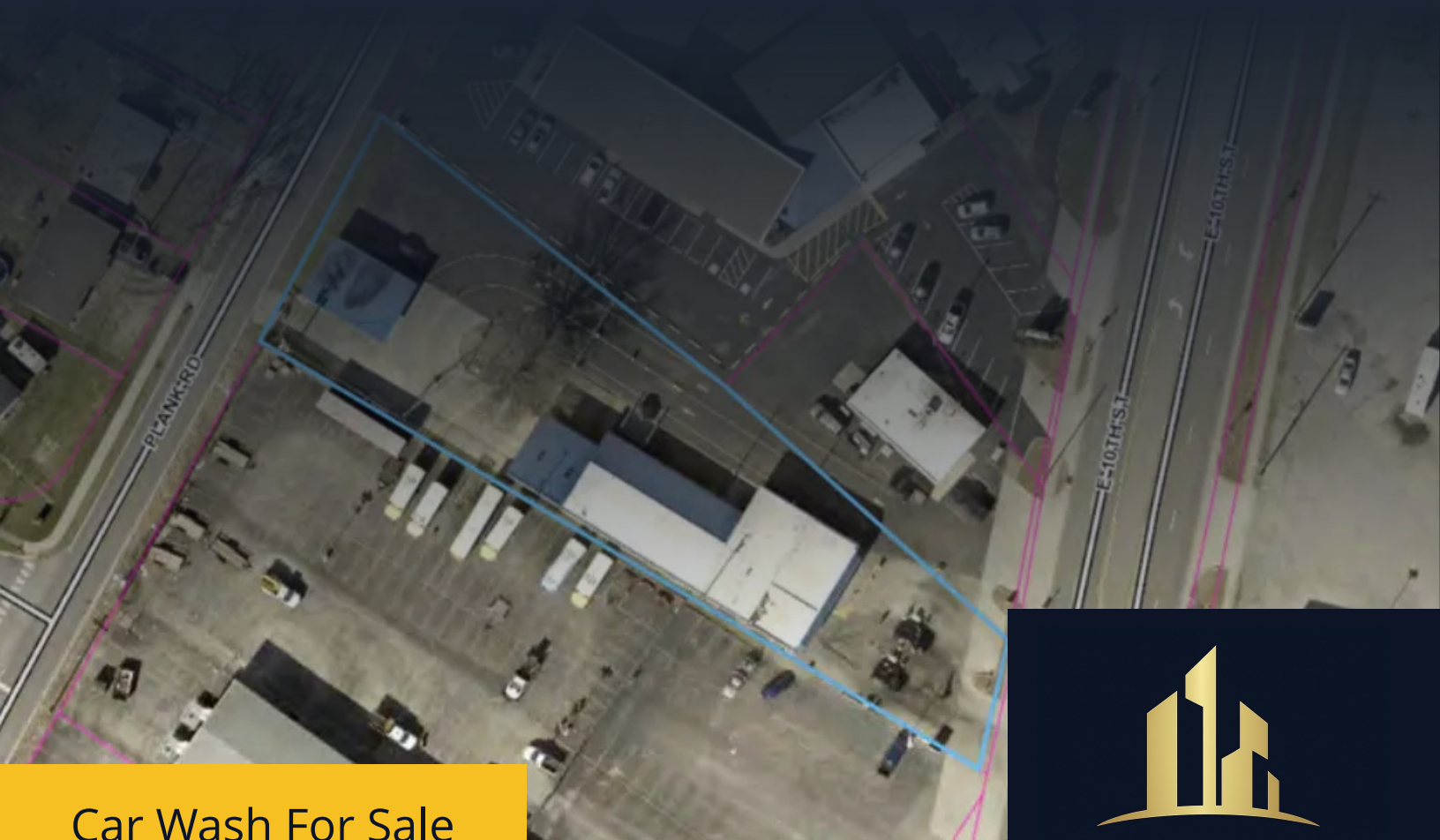


1619 E 10TH ST, JEFFERSONVILLE, IN 47130

Wash-O-Rama



Car Wash For Sale

PROPERTY DESCRIPTION

Wash-O-Rama Car Wash is a well-established, full-service tunnel car wash offered for sale as a combined real estate and business opportunity at 1619 East 10th Street in Jeffersonville, Indiana — one of Southern Indiana's busiest commercial corridors, with 20,900+ vehicles per day. The 0.81-acre C-1 zoned site is improved with a 6,392 SF concrete block tunnel car wash building and a separate 960 SF two-bay detail garage. The tunnel system features Belanger equipment installed new 6-7 years ago with an estimated 15-20 year useful life — no deferred maintenance and no immediate capital expenditure required. Listed by SFR Realty Jason Green - Indiana License #RB20000977

PROPERTY HIGHLIGHTS

- Prime High-Traffic Location
- Value-Add: Express Conversion & Payroll Reduction
- Untapped Revenue: Detail Garage + Memberships
- Top-of-the-Line Equipment, No Deferred Maintenance



HedgeStone

COMMERCIAL
REAL ESTATE

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President

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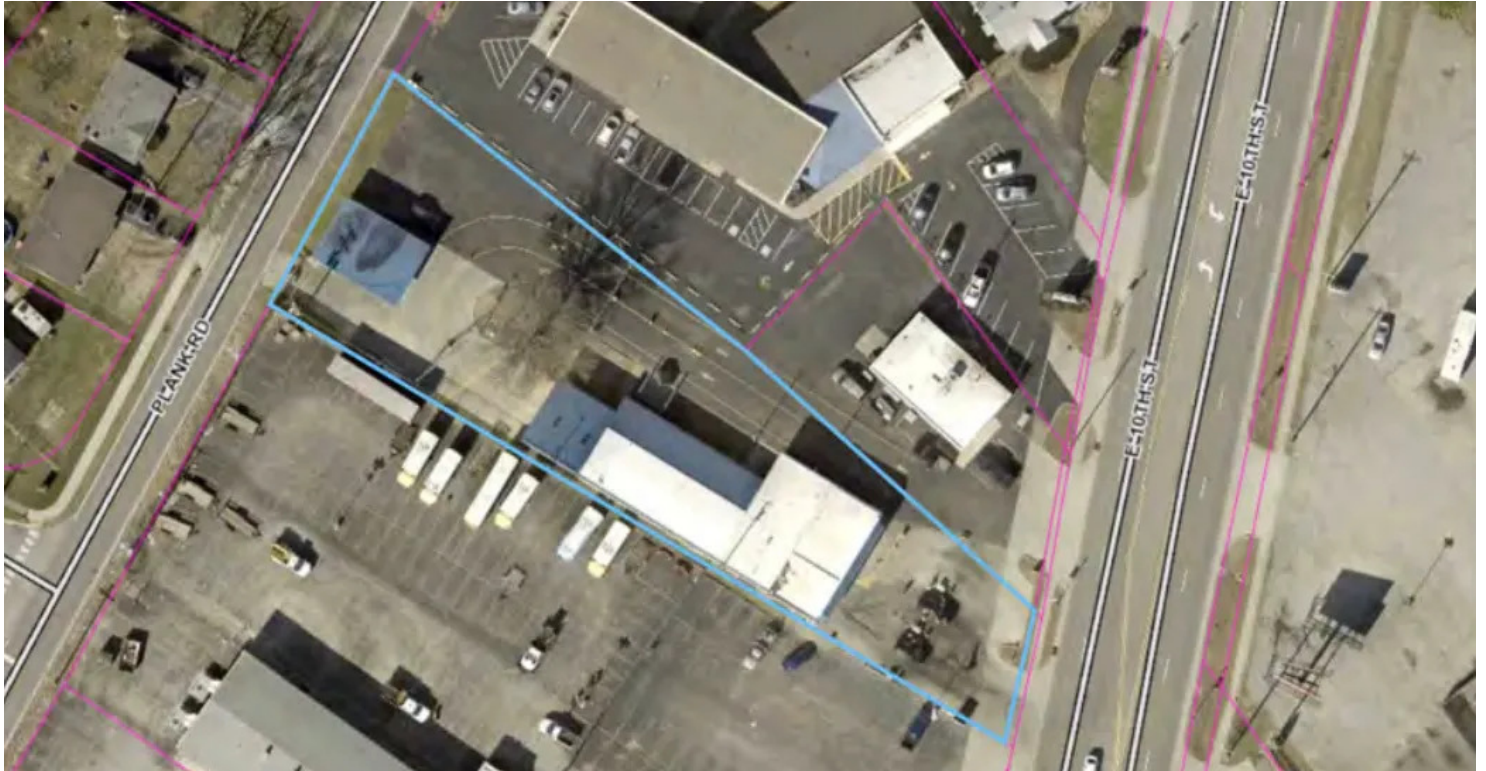
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Hedgestone Commercial Real Estate
164 Main Street, Huntington, NY 11743
http://www.hedgestonecre.com

Property Summary

1619 E 10TH ST, JEFFERSONVILLE, IN 47130
WASH-O-RAMA | CAR WASH FOR SALE



PROPERTY DESCRIPTION

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PROPERTY HIGHLIGHTS

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OFFERING SUMMARY

Sale Price:	\$1,995,000
Real Estate:	\$1,600,000
Business:	\$395,000
Taxes:	\$17,927
Lot Size:	0.81 Acres
Building Size:	7,352 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,047	27,740	82,475
Total Population	9,753	63,981	179,047
Average HH Income	\$65,957	\$82,937	\$92,195

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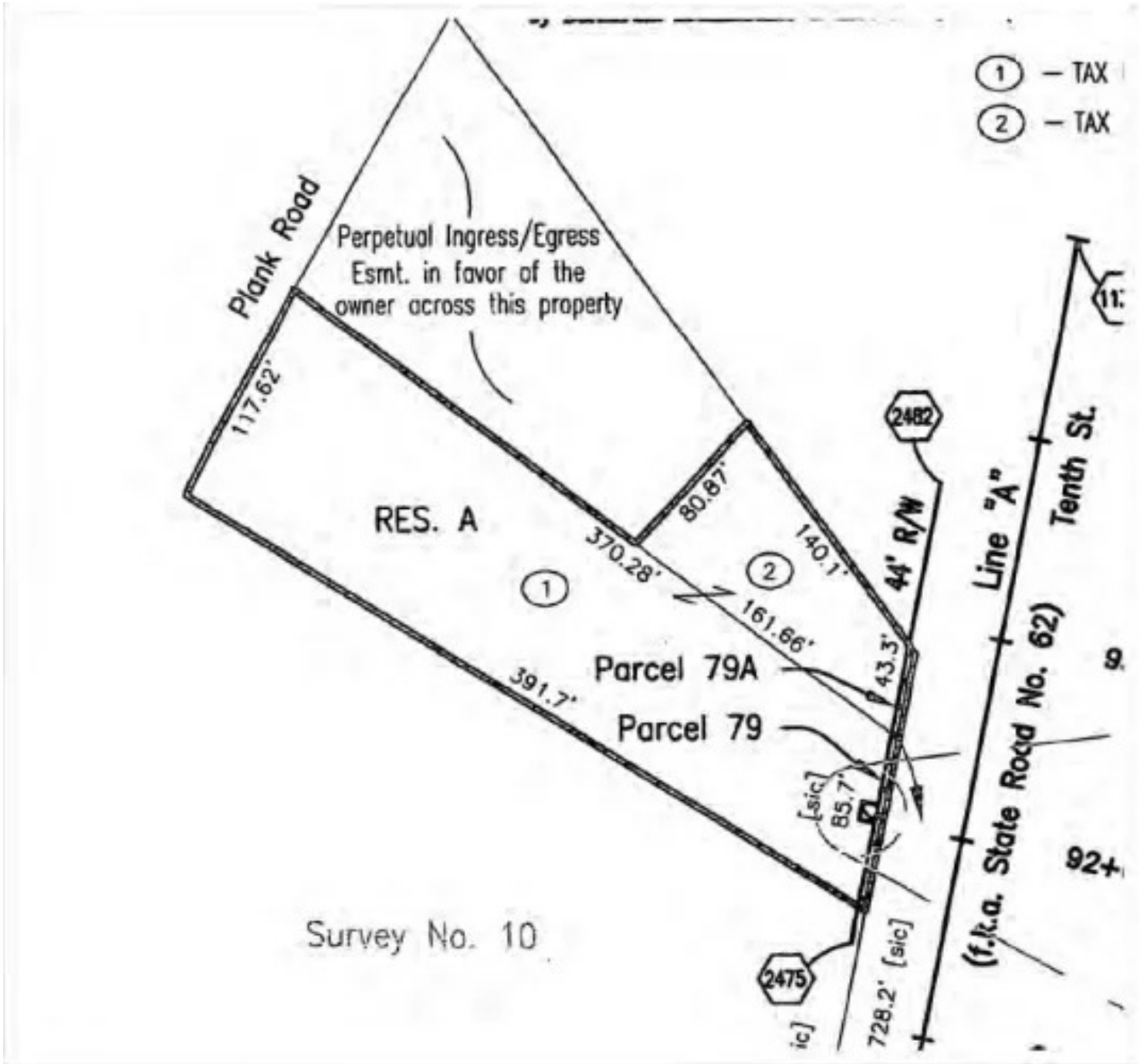
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Survey

1619 E 10TH ST, JEFFERSONVILLE, IN 47130
WASH-O-RAMA | CAR WASH FOR SALE



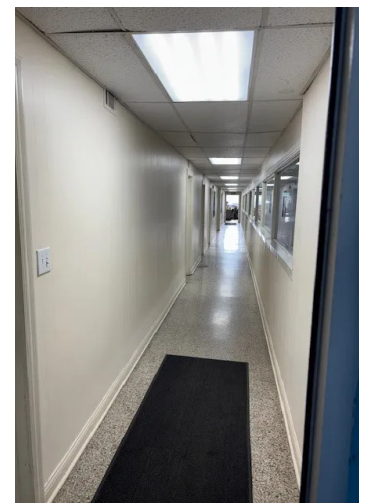
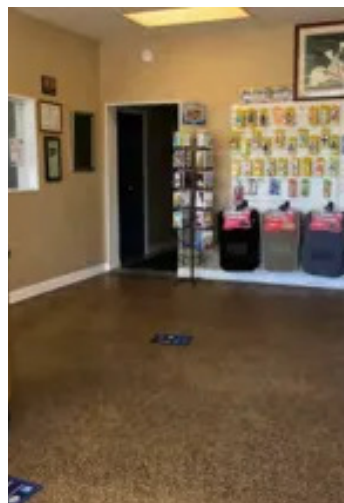
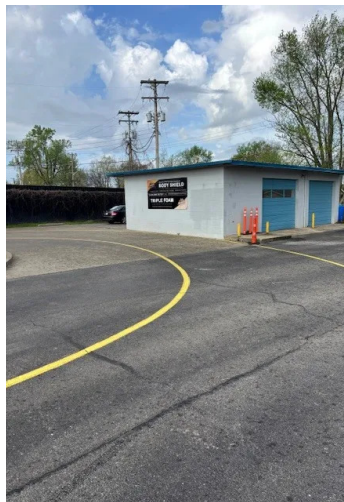
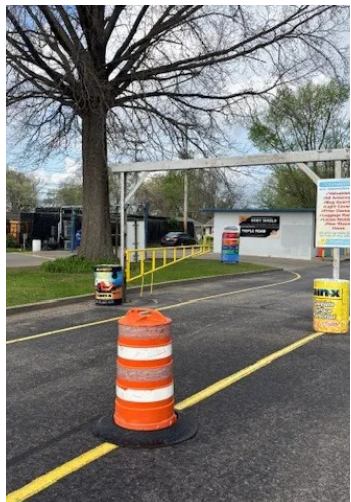
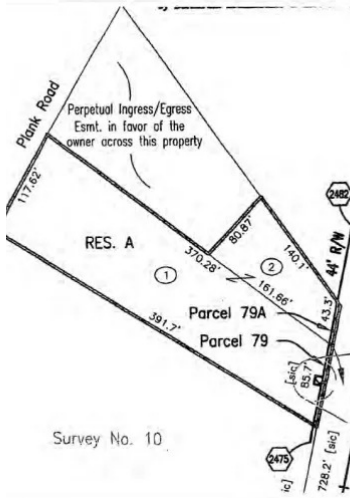
Additional Photos

1619 E 10TH ST, JEFFERSONVILLE, IN 47130
WASH-O-RAMA | CAR WASH FOR SALE



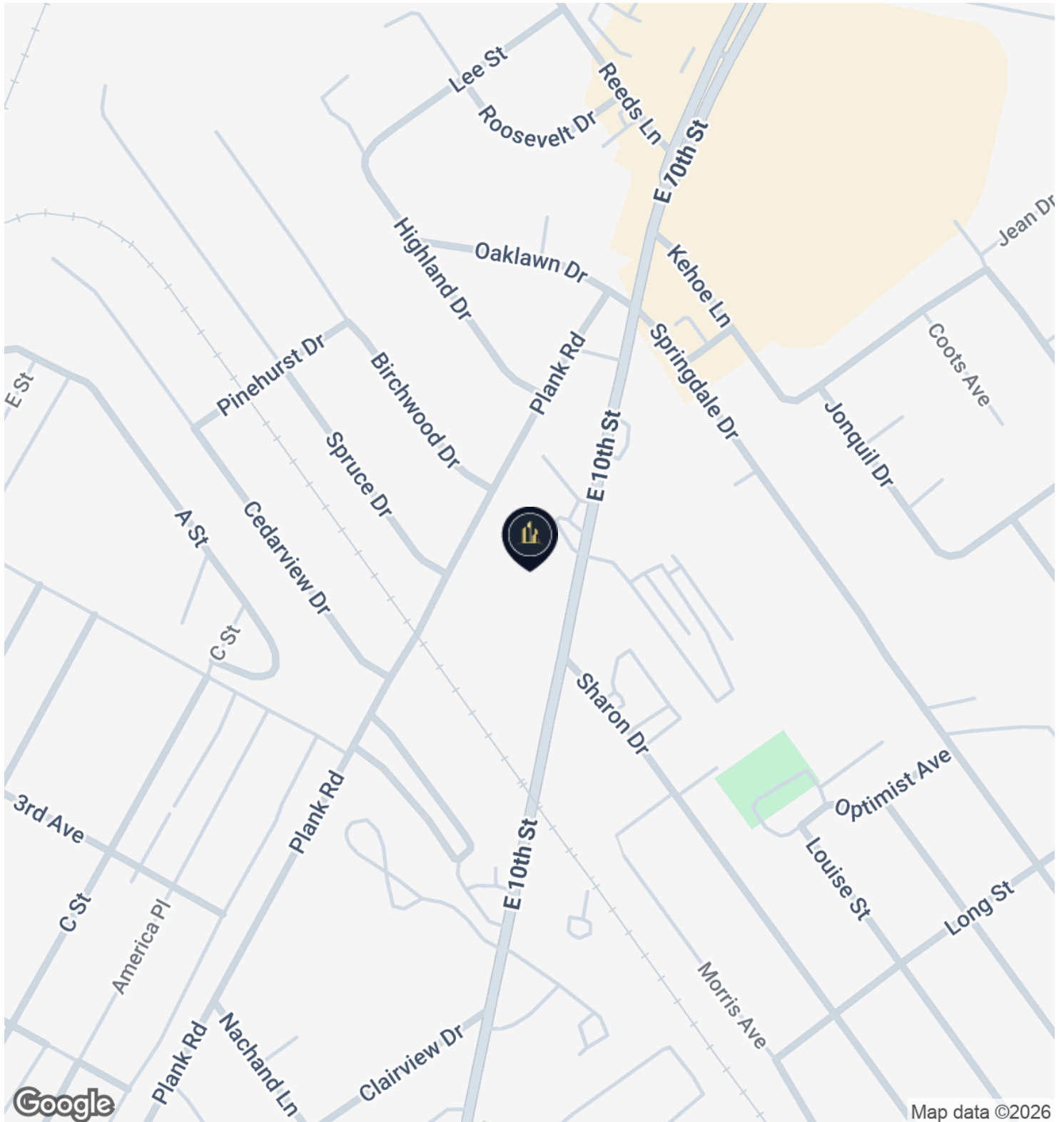
Additional Photos

1619 E 10TH ST, JEFFERSONVILLE, IN 47130
WASH-O-RAMA | CAR WASH FOR SALE



Location Map

1619 E 10TH ST, JEFFERSONVILLE, IN 47130
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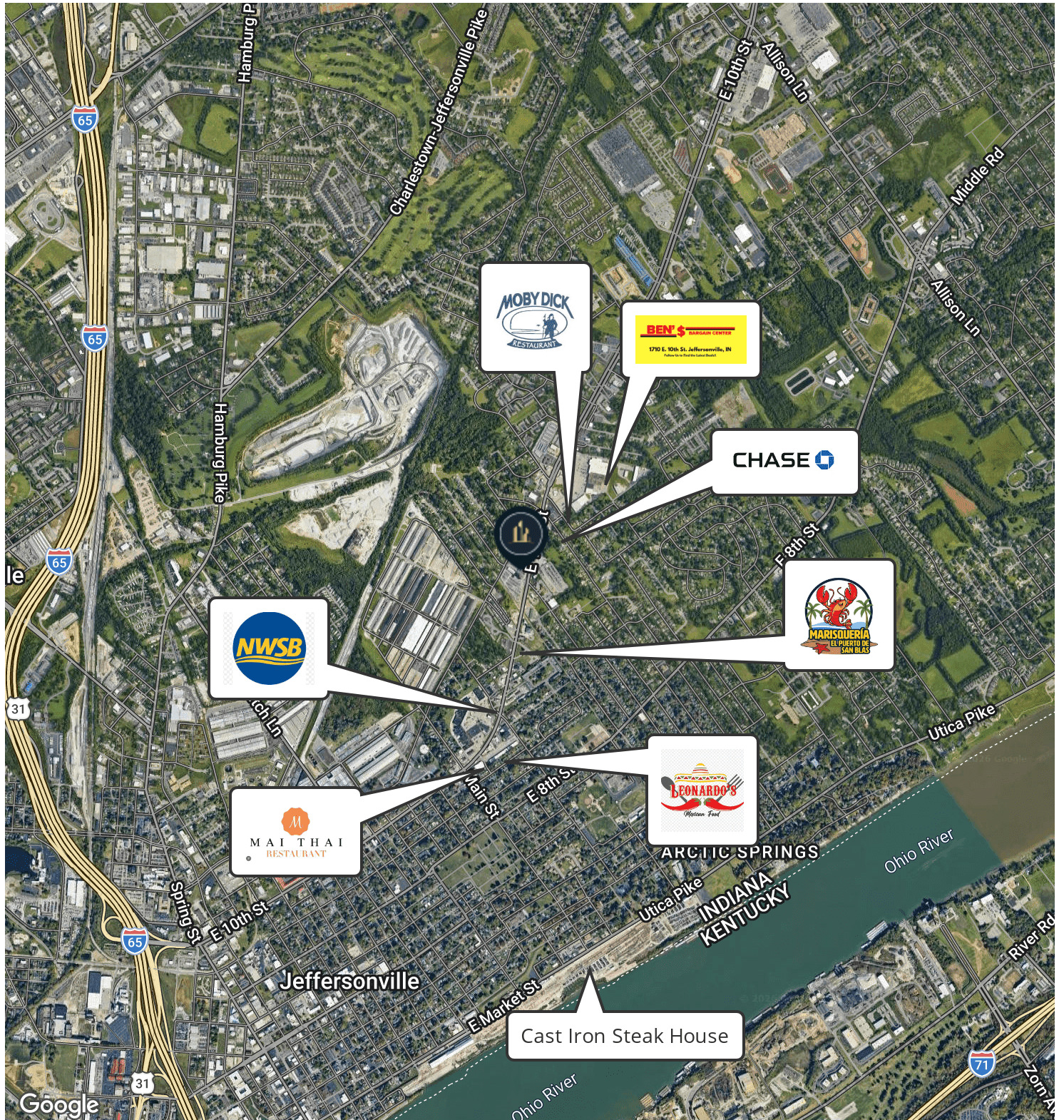
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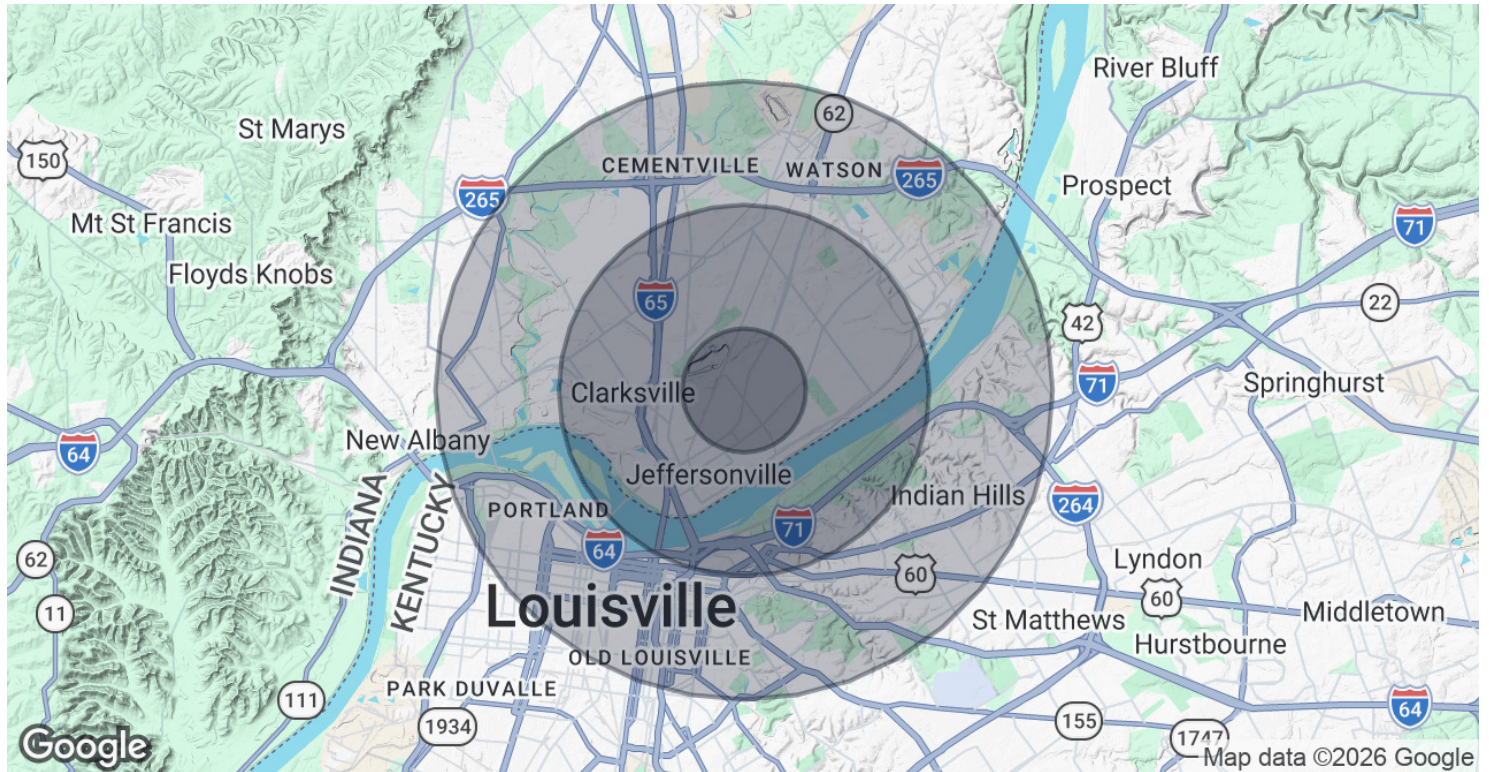
Retailer Map

1619 E 10TH ST, JEFFERSONVILLE, IN 47130
WASH-O-RAMA | CAR WASH FOR SALE



Demographics Map & Report

1619 E 10TH ST, JEFFERSONVILLE, IN 47130
 WASH-O-RAMA | CAR WASH FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,753	63,981	179,047
Average Age	37.8	39.5	40.4
Average Age (Male)	35.7	38.4	39.3
Average Age (Female)	38.4	39.7	41.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,047	27,740	82,475
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$65,957	\$82,937	\$92,195
Average House Value	\$158,500	\$214,903	\$282,935

2023 American Community Survey (ACS)

Meet The Team

1619 E 10TH ST, JEFFERSONVILLE, IN 47130
WASH-O-RAMA | CAR WASH FOR SALE



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