



**OFFERING MEMORANDUM**

**43 Foster Ave**

**43 FOSTER AVE**

Pittsburgh, PA 15205

**PRESENTED BY:**

**GRANT UNDERWOOD**

Associate Advisor

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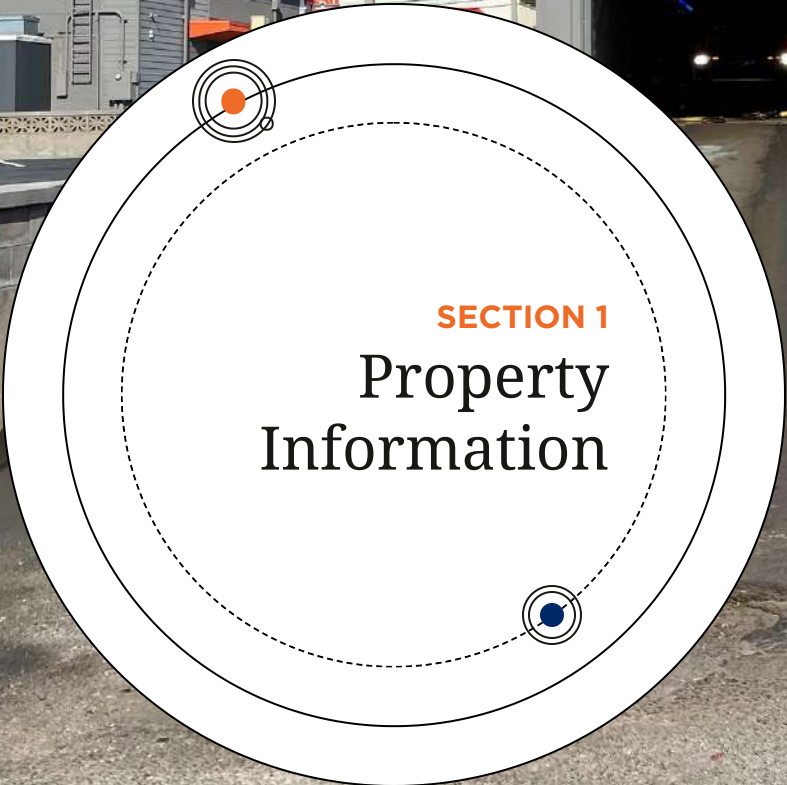
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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



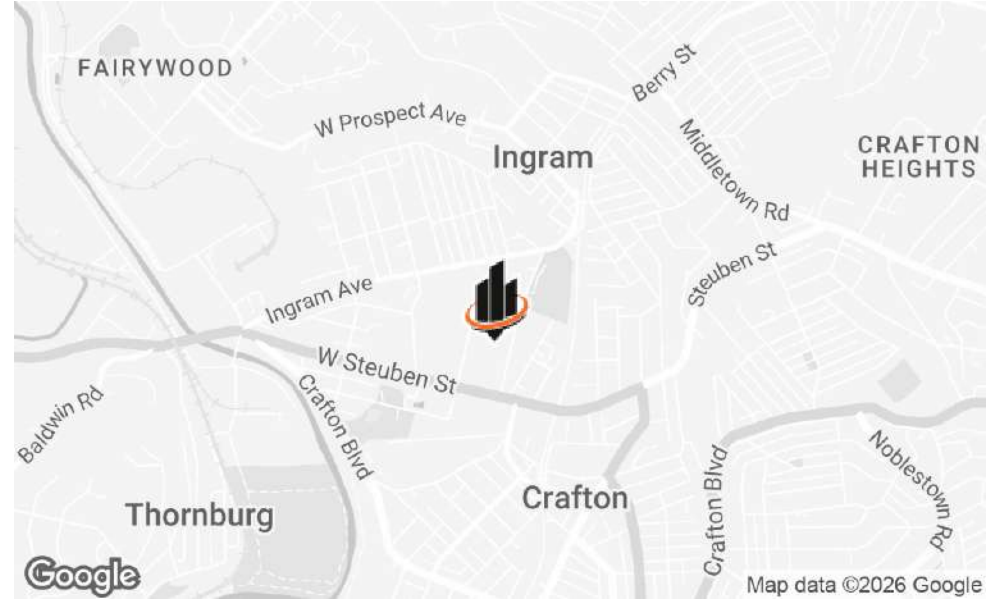
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**SECTION 1**  
Property  
Information

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,000,000
<b>BUILDING SIZE:</b>	5,400 SF
<b>LOT SIZE:</b>	16,488 SF
<b>PRICE / SF:</b>	\$370.37
<b>CAP RATE:</b>	9.47%
<b>NOI:</b>	\$189,327
<b>ZONING:</b>	MU

## PROPERTY OVERVIEW

SVN | Three Rivers Commercial Advisors is pleased to present 43 Foster Ave, a well-established and fully functional tunnel car wash located in the heart of the Crafton/Ingram retail corridor, minutes from Downtown Pittsburgh.

The Property consists of a 5,400 SF purpose-built car wash facility situated on 16,488 SF of land. The operation features a modernized wash tunnel, automated payment systems, office and equipment areas, and additional service capacity. Positioned in a grocery-anchored plaza near major retailers and dense residential neighborhoods, the property benefits from excellent visibility, convenient access, and a strong base of repeat customers.

This offering presents a rare opportunity to acquire both the operating business and underlying real estate, providing immediate cash flow with potential for future growth.

## PROPERTY HIGHLIGHTS

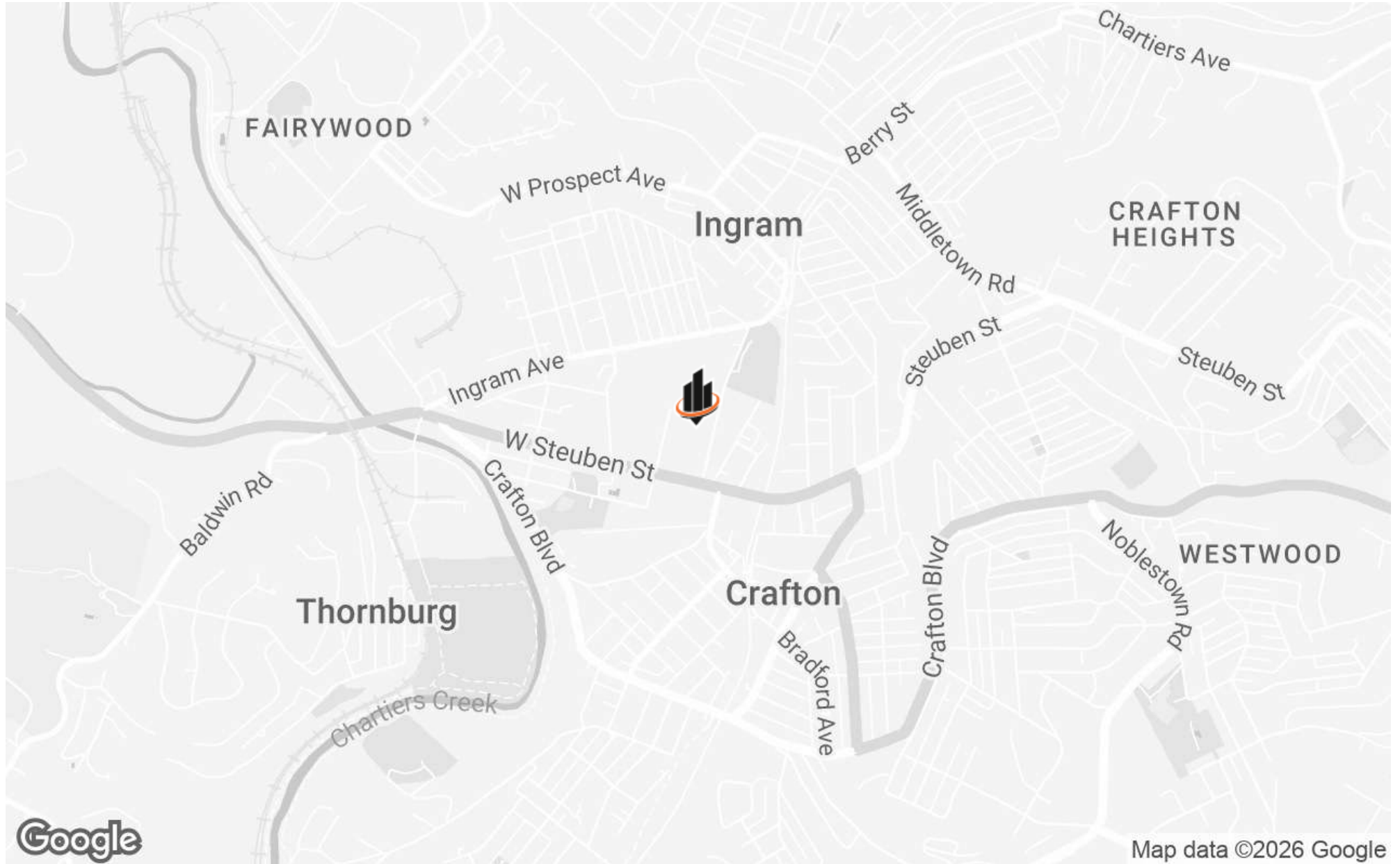
- Automated wash tunnel with updated payment systems
- Additional office, equipment, storage, and detailing/service areas
- Strong historical operating performance with in-place cash flow
- Minutes from Downtown Pittsburgh, Route 60, I-376, and I-79



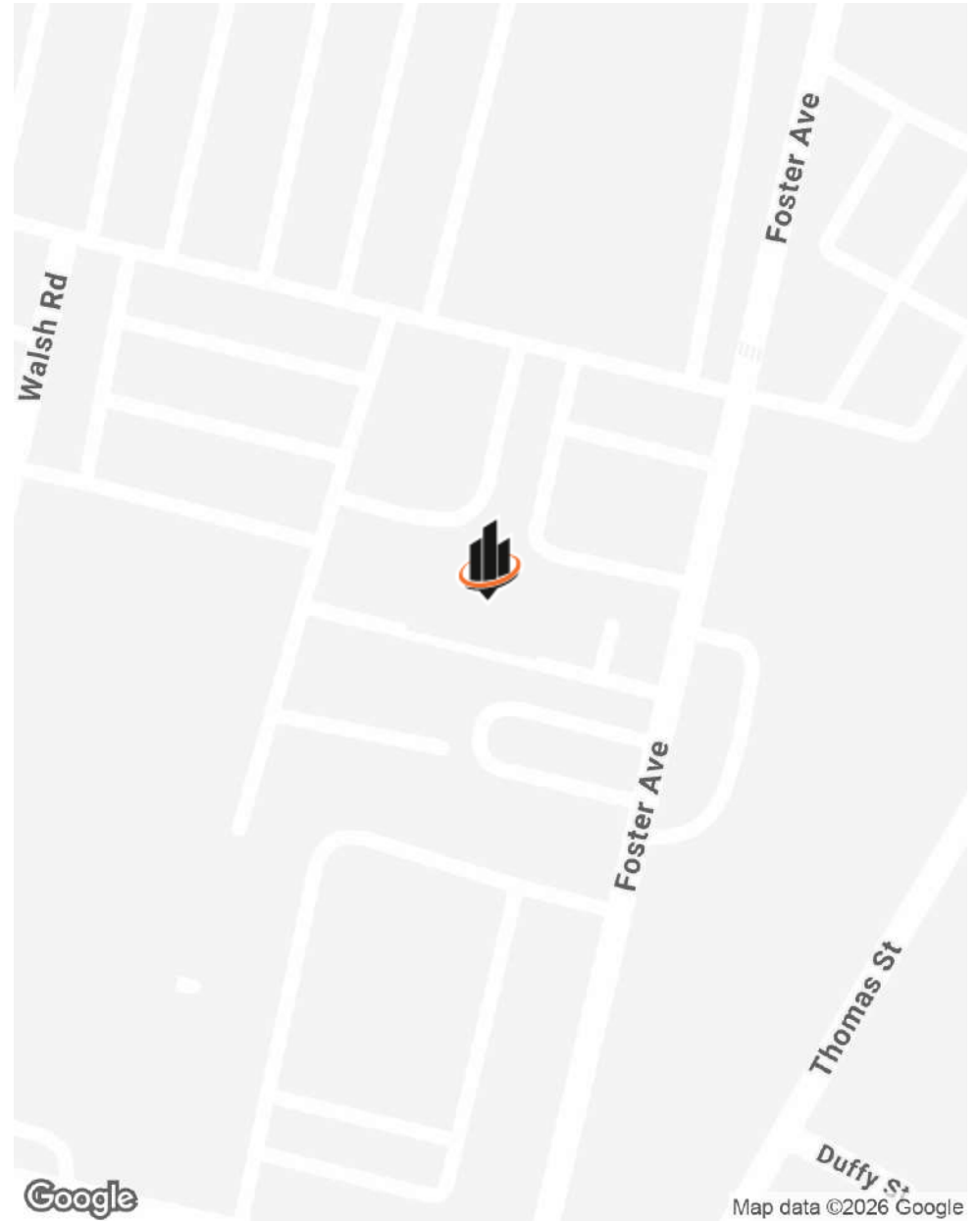
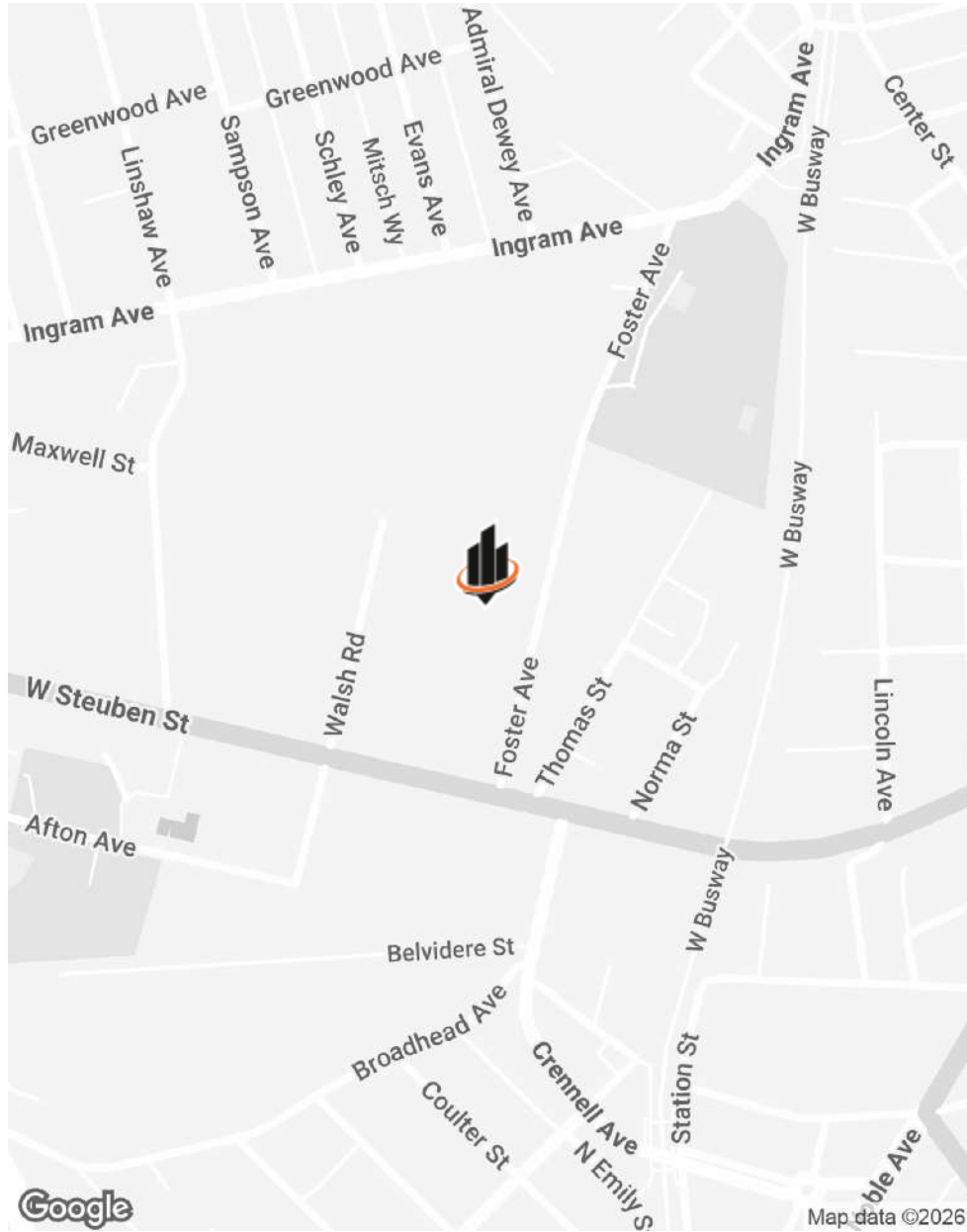


**SECTION 2**  
Location  
Information

**REGIONAL MAP**



# LOCATION MAPS



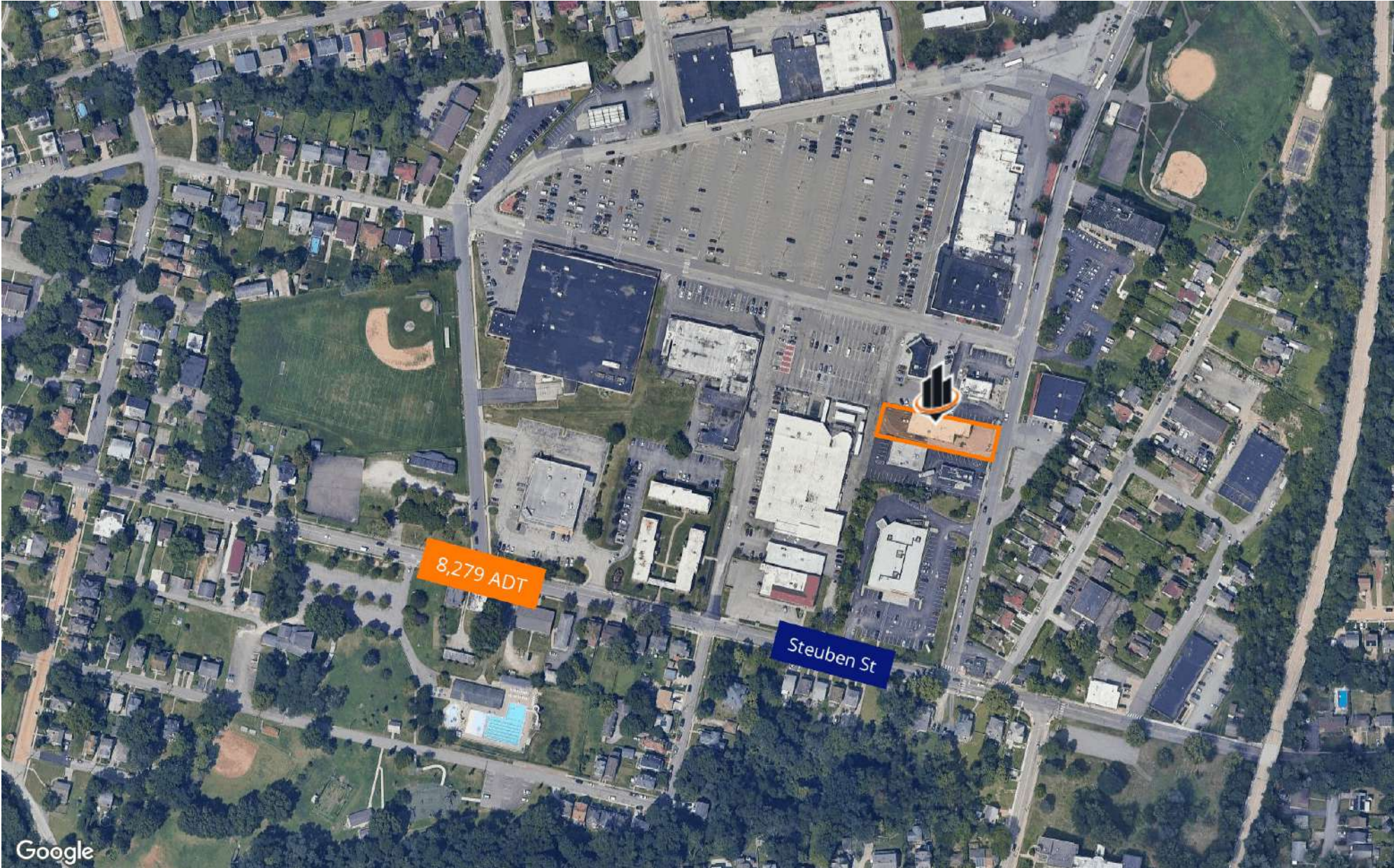
# CRAFTON INGRAM SHOPPING CENTER MAP



# RETAILER MAP



PARCEL MAP



Google

# DEMOGRAPHICS MAP & REPORT

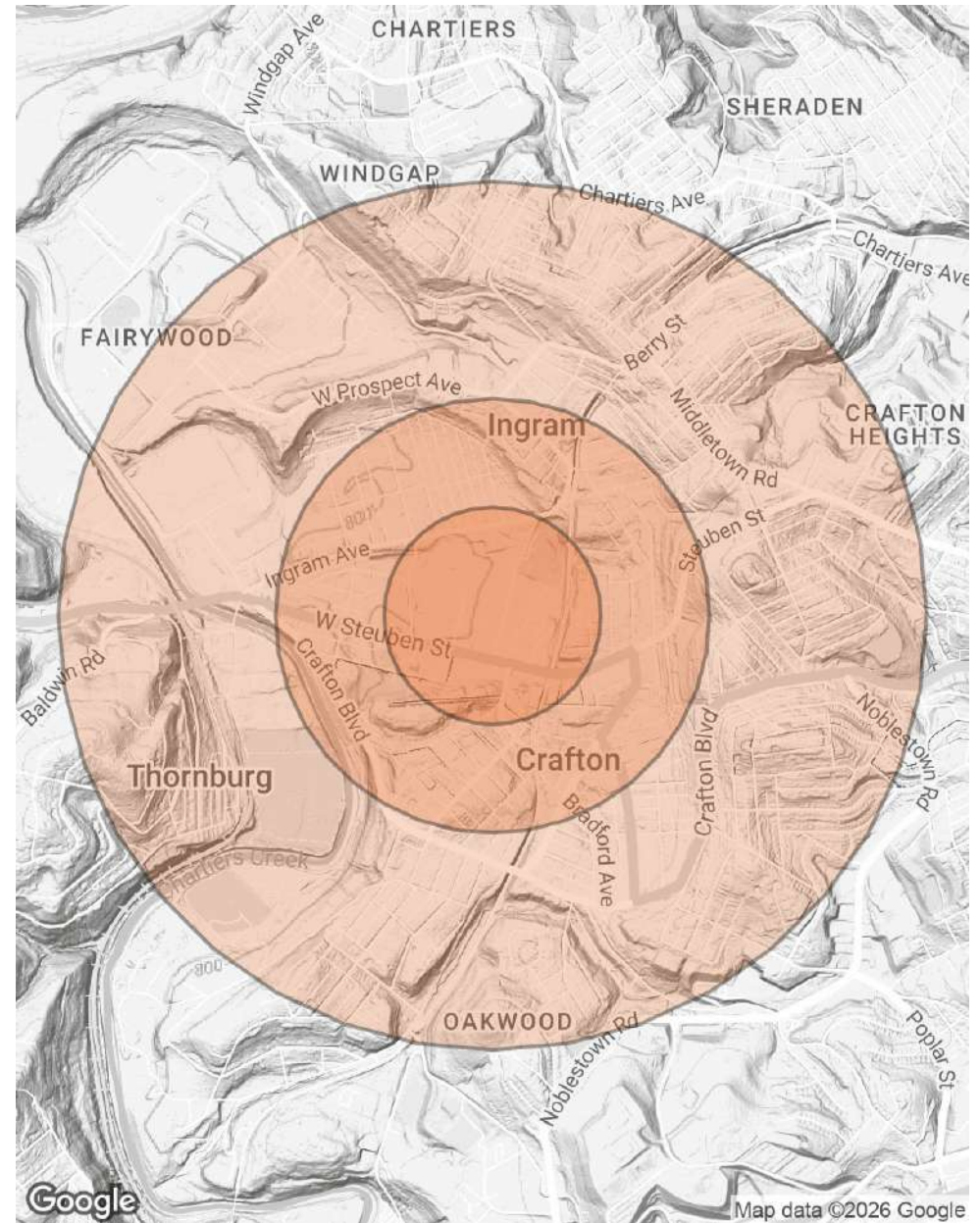
## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,376	5,528	15,015
AVERAGE AGE	40.9	43.8	42.5
AVERAGE AGE (MALE)	42.9	45.2	42.4
AVERAGE AGE (FEMALE)	39.0	42.3	43.6

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	717	2,775	7,207
# OF PERSONS PER HH	1.9	2.0	2.1
AVERAGE HH INCOME	\$80,235	\$82,849	\$84,808
AVERAGE HOUSE VALUE	\$187,187	\$184,384	\$177,262

2023 American Community Survey (ACS)



## LOCATION DESCRIPTION



### CRAFTON

Crafton is a borough in Allegheny County, located seven miles from downtown Pittsburgh. It is a “Tree City USA” community, due to its tree-lined streets. Crafton residents and business’ benefit from the proximity to the Parkway, Interstate 79, busway, and the Pittsburgh International Airport. Crafton is bordered by Ingram to the north, Crafton Heights to the northeast, Westend to the east, Oakwood and East Carnegie to the south, and Fairywood to the northwest. From Crafton you have incredible views of the scenic valley by Chartiers Creek.



### ALLEGHENY COUNTY

Allegheny County is a county in the southwestern part of Pennsylvania (PA). It is the second most populous county in PA following Philadelphia County. Allegheny County was the first in PA to be given a Native American name, being named after the Allegheny River. Allegheny County was created in September of 1788 from parts of Washington and Westmoreland counties and originally extended all the way north to the shores of Lake Erie and became the “Mother County” for most of northwestern PA before the counties current borders were set. The area developed rapidly throughout the 19th century to become the center of steel production in the nation. The county is known for the three major rivers that flow through it, the Allegheny, the Monongahela, and the Ohio Rivers. Allegheny County is home to three National Sports Teams, multiple major top ten companies as well as various colleges and universities. The county consists of 4 cities, 84 boroughs and 42 townships.



**SECTION 3**  
Financial  
Analysis

# INCOME & EXPENSES

## INCOME SUMMARY

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CRAFTON POLICE	\$408
REFUNDS TO CUSTOMERS	(\$1,496)
SALES	\$481,513
ADJUSTMENT FOR 2 MONTHS	\$62,000
TOTAL FOR COST OF GOODS SOLD	(\$25,000)
WATER / SEWER ADJUSTMENT	\$54,000
RENT ADDBACK	\$14,000
CC PROCESSING	\$16,273
<b>GROSS INCOME</b>	<b>\$601,698</b>

## EXPENSES SUMMARY

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ADVERTISING & MARKETING	\$4,913
SOCIAL MEDIA	\$263
CUSTOMER REPAIR	\$1,144
GENERAL BUSINESS EXPENSES	\$540
BANK FEES & SERVICE CHARGES	\$387
MEMBERSHIPS & SUBSCRIPTIONS	\$362
INSURANCE	\$17,483
LEGAL & ACCOUNTING SERVICES	\$735
ACCOUNTING FEES	\$150

**INCOME & EXPENSES**

<b>OFFICE EXPENSES</b>	\$881
<b>MERCHANT ACCOUNT FEES</b>	\$32,546
<b>SOFTWARE &amp; APPS</b>	\$4,053
<b>PAYROLL EXPENSES</b>	(\$10,117)
<b>WAGES</b>	\$182,381
<b>REPAIRS &amp; MAINTENANCE</b>	\$2,252
<b>SUPPLIES</b>	\$5,006
<b>SUPPLIES &amp; MATERIALS</b>	\$19,027
<b>TAXES PAID</b>	\$18,100
<b>PAYROLL TAXES</b>	\$16,529
<b>UTILITIES</b>	\$5,889
<b>DISPOSAL &amp; WASTE FEES</b>	\$1,490
<b>ELECTRICITY</b>	\$26,042
<b>INTERNET &amp; TV SERVICES</b>	\$3,527
<b>SEWAGE</b>	\$49,901
<b>WATER &amp; SEWER</b>	\$28,889
<b>OPERATING EXPENSES</b>	<b>\$412,371</b>
<b>NET OPERATING INCOME</b>	<b>\$189,327</b>

# FINANCIAL SUMMARY

## INVESTMENT OVERVIEW

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PRICE	\$2,000,000
PRICE PER SF	\$370
CAP RATE	9.47%

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## OPERATING DATA

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GROSS INCOME	\$601,698
OPERATING EXPENSES	\$412,371
NET OPERATING INCOME	\$189,327

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