

AUCTION SALE | MONTGOMERY AUTO WASH

OWNER/USER CAR WASH OPPORTUNITY

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AUCTION SALE NOVEMBER 2ND - NOVEMBER 4TH | RIMARKETPLACE.COM

602 MONTGOMERY ROAD
MONTGOMERY, IL 60538

PROPERTY HIGHLIGHTS:

- **Business & Real Estate Acquisition:** Opportunity to acquire the car wash business, building, and underlying real estate.
- **Five-Bay Car Wash:** Features three self-service bays and two touchless automatic bays, complemented by additional revenue streams from vacuums and vending.
- **Established Operating History:** Built in 2001 with a long-standing operating history and historical net operating income ranging from the high \$30,000s to low \$50,000s annually.
- **Recent Property & Equipment Upgrades:** All five bays have been upgraded to accept cash and credit, with updated water lines and valves, replaced equipment room wiring, and new vacuum systems installed.
- **24/7 Accessibility:** Operates 24 hours a day, seven days a week, providing customer convenience and the opportunity for consistent revenue generation around the clock.
- **High-Visibility, Service-Oriented Location:** Positioned along Montgomery Rd with $\pm 12,600$ vehicles per day and adjacent to a laundromat, providing complementary customer traffic.
- **Attractive Demographics:** Within a 3-mile radius, the property is surrounded by approximately 93,000 residents with an average household income of \$110,000.
- **Potential Tax Advantages:** Car washes qualify for 100% bonus depreciation and accelerated depreciation, potentially enhancing investment returns. Please consult with a CPA for details.

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