

TURN-KEY CAR WASH INVESTMENT IN MARIETTA, GA



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Price
\$600,000



3680 Austell Rd SW, Marietta, GA 30008

Prime turn-key investment opportunity in the fastgrowing Marietta, GA market! This well-maintained selfserve car wash features 8 self-serve bays and 8 vacuums in a high-visibility, high-traffic location with over 40,000 cars passing daily.

With Marietta experiencing rapid population growth since 2020, this business is perfectly positioned for continued success. The same owner has operated it for 26+ years, and recent renovations and upgrades have enhanced its appeal and revenue potential.

Key Investment Highlights:

- Prime location in thriving downtown Marietta
- Strong financials: In-place 2024 NOI of \$125,000, with projected growth in 2025
- Low maintenance: Minimal on-site hours required for routine upkeep
- Zoned Commercial – valuable real estate with growth potential
- Recent upgrades: Added ceramic wax in self-serve bays to boost revenue
- Additional revenue streams:
- Vending machine:
 - 4 auto fragrance dispensers
 - 4 shampoo machines
- Limited competition in the area
- Located in the Atlanta MSA – high-demand market
- Can be absentee-owned for passive income

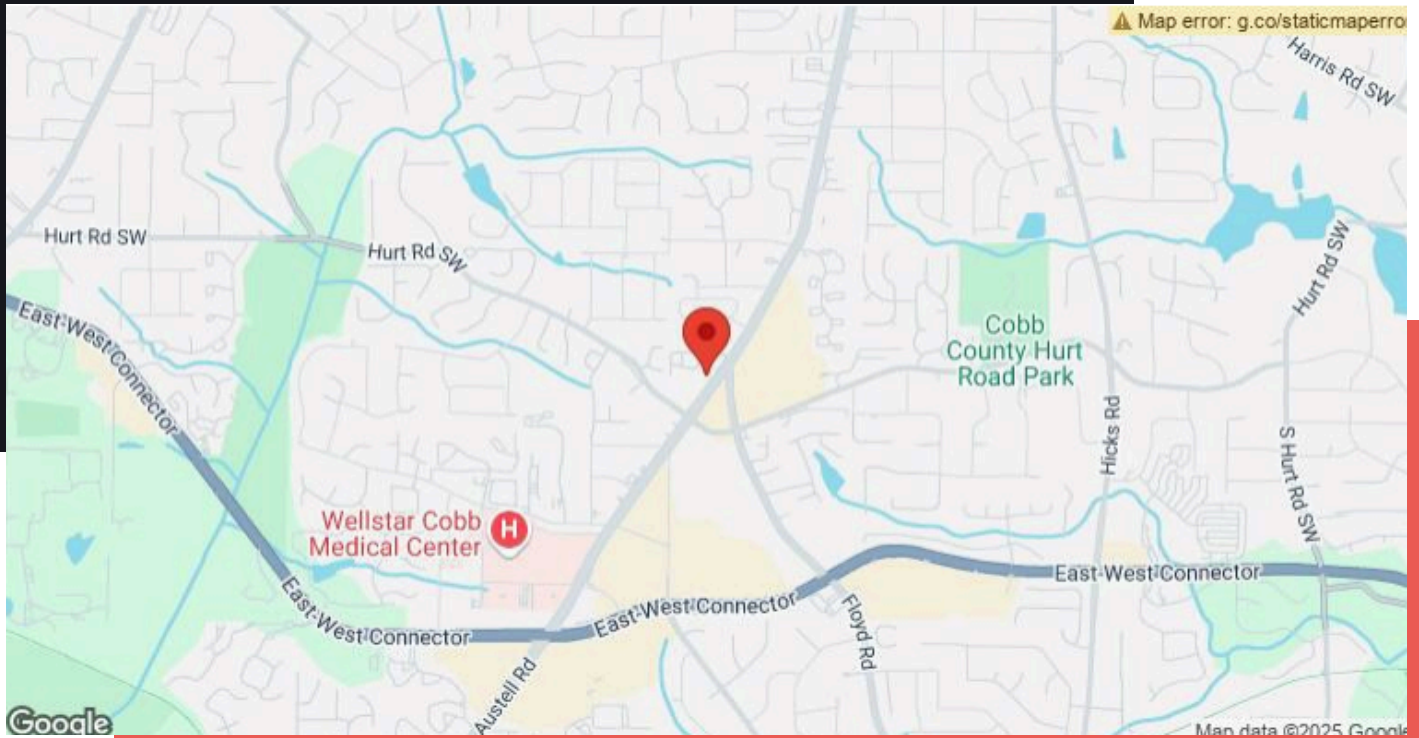
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Price: \$600,000

Property Type: Specialty Property

Subtype: Car Wash

Building Class: C

Sale Type: Investment

Cap Rate: 20.83%

Lot Size: 0.55 AC

Gross Building Area: 2,952 SF

No. Stories: 1

Year Built: 1987

Parking Ratio: 4.74/1,000 SF

Zoning Description: GC

APN / Parcel ID: 19-0848-0-014-0

Walk Score[®]: 63 (Somewhat Walkable)

03/19/25

Silver Lodestone, Inc.
P&L Austell
January through December 2023

	<u>Jan - Dec ...</u>	<u>Jan - Dec ...</u>	<u>% of Inco...</u>
Ordinary Income/Expense			
Income			
4045 · Net Sales Car Wash	122,179.68	122,179.68	100.0%
Total Income	122,179.68	122,179.68	100.0%
Cost of Goods Sold			
5010 · Payroll	18,000.00	18,000.00	14.7%
5100 · Payroll Taxes - Employer	1,423.27	1,423.27	1.2%
5900 · Expensed Inventory	5,266.35	5,266.35	4.3%
Total COGS	24,689.62	24,689.62	20.2%
Gross Profit	97,490.06	97,490.06	79.8%
Expense			
6235 · Bank and Credit Card Fees	1,812.62	1,812.62	1.5%
6340 · Professional Fees	125.00	125.00	0.1%
6100 · Casual Labor	50.00	50.00	0.0%
6221 · Office Expense	397.47	397.47	0.3%
6260 · Rent - Building	12,000.00	12,000.00	9.8%
6300 · Maintenance & Repairs	17,815.47	17,815.47	14.6%
6390 · Utilities	13,121.36	13,121.36	10.7%
6500 · Insurance	6,117.93	6,117.93	5.0%
6520 · Property Taxes	5,318.45	5,318.45	4.4%
6550 · Taxes, Licenses & Misc F...	113.68	113.68	0.1%
6640 · Travel & Lodging	31.00	31.00	0.0%
6700 · Miscellaneous Expenses	15.00	15.00	0.0%
Total Expense	56,917.98	56,917.98	46.6%
Net Ordinary Income	40,572.08	40,572.08	33.2%
Other Income/Expense			
Other Income			
8100 · Miscellaneous Income	502.77	502.77	0.4%
Total Other Income	502.77	502.77	0.4%
Net Other Income	502.77	502.77	0.4%
Net Income	<u>41,074.85</u>	<u>41,074.85</u>	<u>33.6%</u>

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	<u>Jan - Dec ...</u>	<u>Jan - Dec ...</u>	<u>% of Inco...</u>
Ordinary Income/Expense			
Income			
4045 · Net Sales Car Wash	115,910.00	115,910.00	100.0%
Total Income	115,910.00	115,910.00	100.0%
Cost of Goods Sold			
5010 · Payroll	18,950.00	18,950.00	16.3%
5100 · Payroll Taxes - Employer	1,495.79	1,495.79	1.3%
5900 · Expensed Inventory	6,010.07	6,010.07	5.2%
Total COGS	26,455.86	26,455.86	22.8%
Gross Profit	89,454.14	89,454.14	77.2%
Expense			
6235 · Bank and Credit Card Fees	1,890.49	1,890.49	1.6%
6340 · Professional Fees	392.10	392.10	0.3%
6221 · Office Expense	8.00	8.00	0.0%
6260 · Rent - Building	21,000.00	21,000.00	18.1%
6300 · Maintenance & Repairs	10,947.40	10,947.40	9.4%
6390 · Utilities	14,894.19	14,894.19	12.8%
6500 · Insurance	7,262.55	7,262.55	6.3%
6520 · Property Taxes	5,251.55	5,251.55	4.5%
6550 · Taxes, Licenses & Misc F...	311.49	311.49	0.3%
6700 · Miscellaneous Expenses	10.00	10.00	0.0%
Total Expense	61,967.77	61,967.77	53.5%
Net Ordinary Income	27,486.37	27,486.37	23.7%
Net Income	<u>27,486.37</u>	<u>27,486.37</u>	<u>23.7%</u>