

East Ridge Car Wash

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Investment Overview

Commercial Plus, LLC is pleased to present the opportunity to acquire the business operations and real estate of an express car wash located in St. Joseph, Missouri.

Situated along one of St. Joseph's busiest retail corridors, the property enjoys **exceptional visibility** and **prime positioning** within a thriving commercial area. With traffic counts exceeding **27,000 vehicles per day**, the site benefits from **consistent customer flow** and **strong brand exposure**.

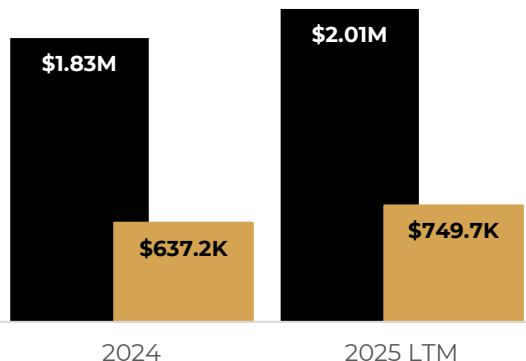
The offering includes both the **business** and the **underlying real estate**, providing investors with a rare chance to secure a **fully integrated operation** in a **high-demand market**.

Site Highlights

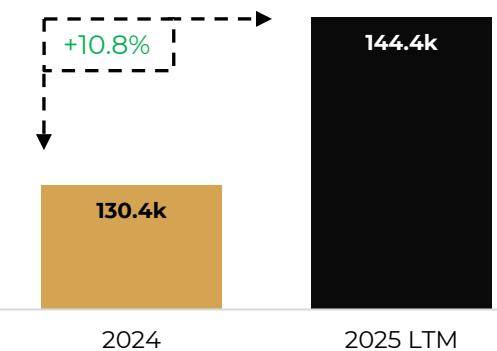
Lot Size	1.30 +/- AC
Tunnel Length	165 FT
Equipment Mix	MacNeil & Sonny's
Pay Lanes	1
POS Provider	Washify
Vacuums	12 Stalls ¹ (Vacutech)
Traffic Count	27,000 +/- VPD
Competition	McBee's Coffee & Carwash (0.4 mi)

Financial Summary

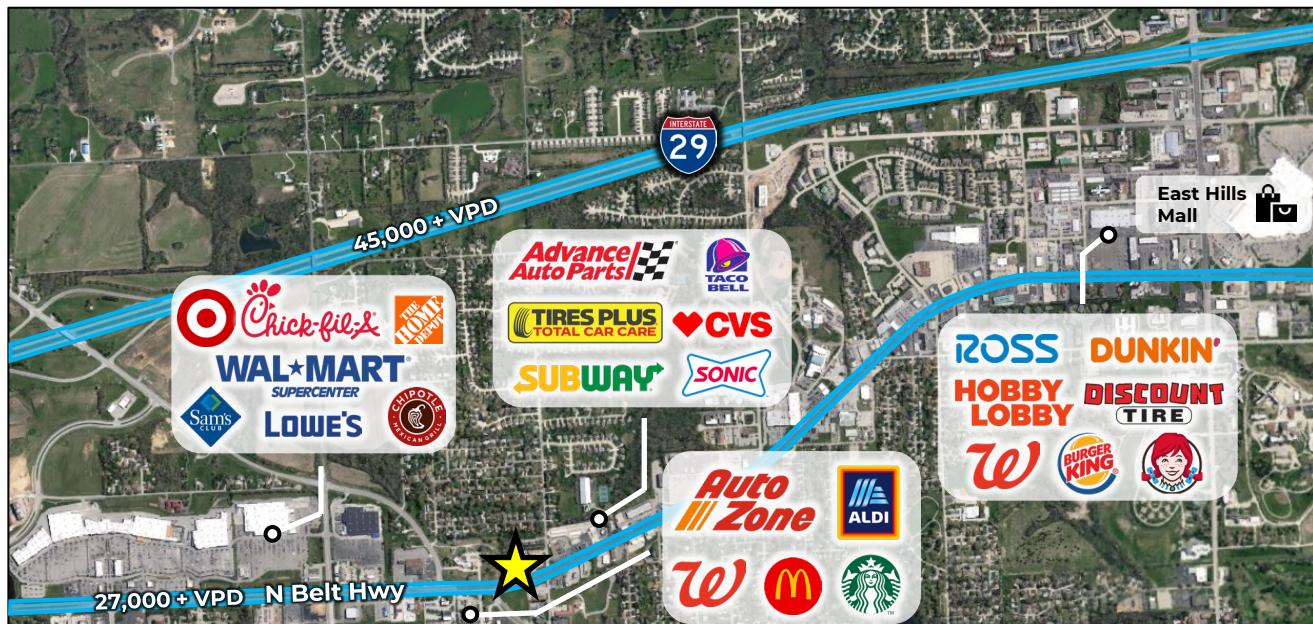
■ Revenue ■ EBITDAR



Cars Washed



⁽¹⁾ LTM as of November 2025



For more information, please submit a [Non-Disclosure Agreement](#).