

Offering Memorandum

5-Bay Self-Serve Car Wash

Massillon, Ohio

Property Overview

Self-serve car wash property located adjacent to Amherst Shopping Plaza in Massillon, Ohio. The site features a durable block construction building with five wash bays and heated floors designed for year-round operation. The property presents an excellent opportunity for an investor or owner-operator to enhance operations, modernize equipment, and maximize revenue potential.

Location

The property benefits from strong accessibility and exposure within a retail corridor. Convenient access is provided from both Lake Avenue and Amherst Avenue, two well-traveled routes serving the surrounding residential and commercial areas of Massillon.

Traffic Counts

Traffic Counts (AADT)	Vehicles Per Day
Lake Ave	9,700
Amherst Ave	5,200

Investment Highlights

- Five self-serve wash bays
- Heated floors for year-round operation
- Solid block construction building
- Located adjacent to Amherst Shopping Plaza
- Accessible from Lake Ave and Amherst Ave
- Value-add opportunity for modernization and operational improvements
- Positioned within a well-traveled commercial corridor

Disclaimer

The information contained herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is the responsibility of the prospective purchaser to conduct their own independent investigation and due diligence.