

# 362 W MAIN STREET

Rossville, IN 46065



## PROPERTY DESCRIPTION

This turnkey facility includes two self-serve bays and one automatic brush system. The car wash has been consistently maintained and enhanced with new components as necessary. Situated on an excellent 1.29-acre lot near residential areas, local businesses, and State Road 26, the property offers both coin and card-operated payment systems for streamlined revenue collection. Additional amenities include vacuum stations and vending machines. The operation requires low overhead and allows for absentee ownership due to its simple processes. The location also benefits from a loyal customer base and limited competition. Good lighting and security with minimal staffing requirements and durable infrastructure make this business suitable for incorporation into an existing portfolio or a first-time investor seeking a hands-on opportunity to establish an additional revenue stream.

## PROPERTY HIGHLIGHTS

- 2 Self-serve bays
- 1 Automatic brush system
- Prime location
- Large lot
- Turnkey

## OFFERING SUMMARY

Sale Price:	\$500,000
Lot Size:	1.296 Acres
Building Size:	2,218 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	648	851	1,090
Total Population	1,664	2,197	2,837
Average HH Income	\$86,466	\$88,616	\$91,885

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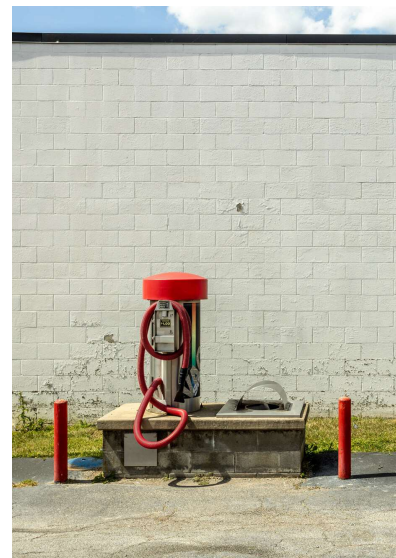
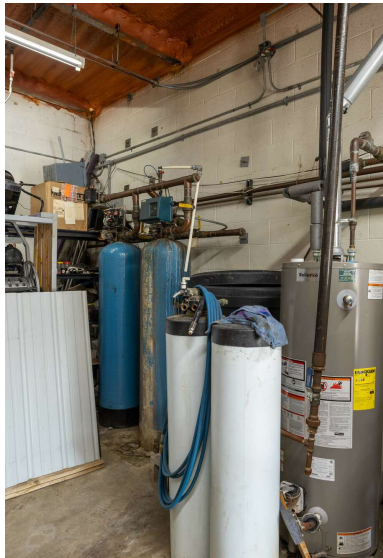
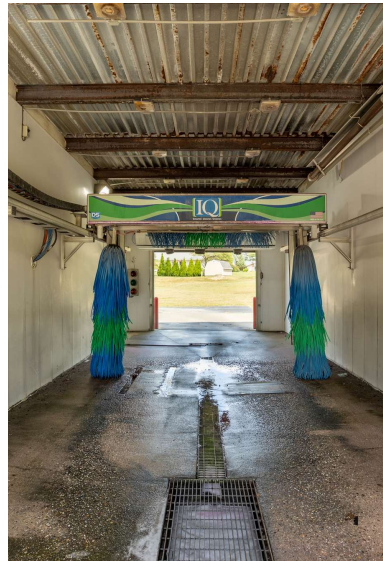


SPECIAL PURPOSE PROPERTY FOR SALE

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**SHOOK** COMMERCIAL  
REAL ESTATE



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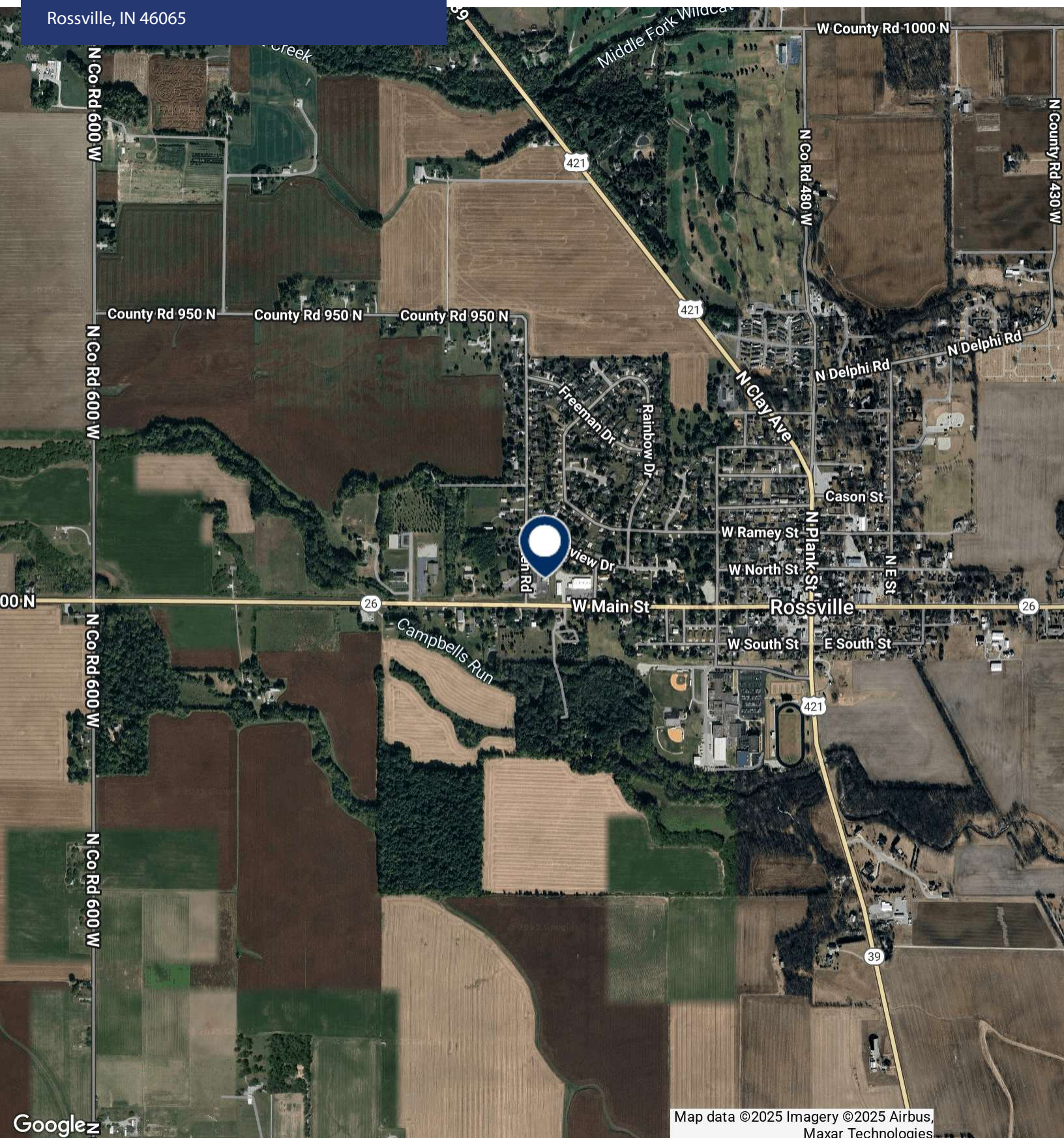


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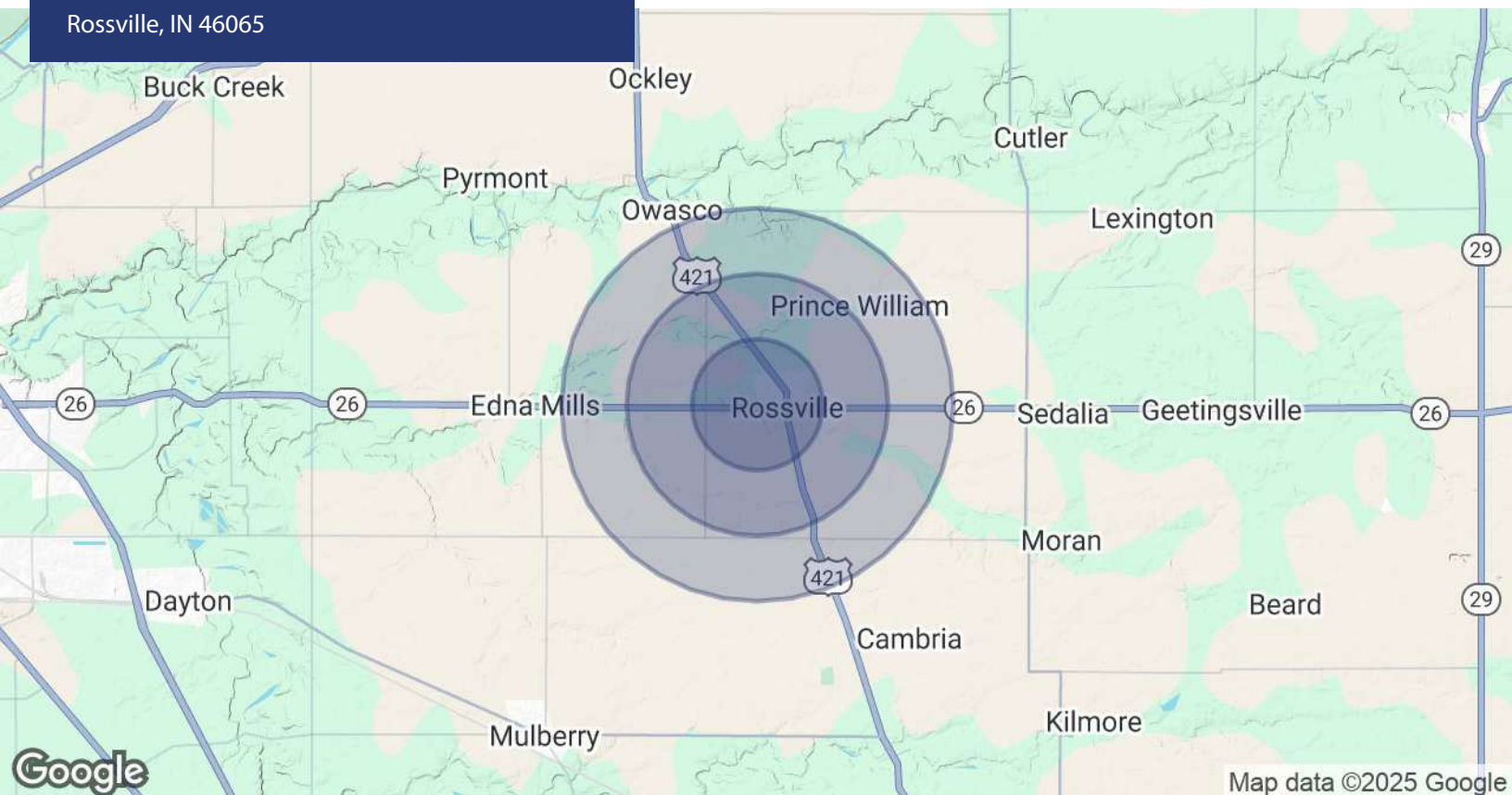
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# 362 W MAIN STREET

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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,664	2,197	2,837
Average Age	40	40	40
Average Age (Male)	38	38	38
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	648	851	1,090
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$86,466	\$88,616	\$91,885
Average House Value	\$224,409	\$228,685	\$234,134

Demographics data derived from AlphaMap

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