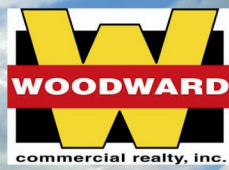


For Sale: Franklin St. Car Wash

35 W Franklin St, Evansville, IN 47712



Matt Heseman

Associate Broker

812-219-6901

mheseman@woodwardrealty.com

SALE PRICE: **\$675,000**

BUILDING SIZE: **4,200 SF**

LAND SIZE: **.51 ACRES**

This state-of-the-art car wash, completed in 2024, features the latest in car wash technology and infrastructure. The facility includes:

-**Two manual bays** with air dryers and pay stations accepting cash, CC, and currency pay

-**Two automatic bays** (one touchless and one friction) with air dryers, soft roll-up overhead doors, and pay stations accepting cash, CC, and currency pay

-**Fifth bay** fully plumbed and ready for future expansion (can be outfitted for either manual or automatic use)

-**Three vacuum systems** all accepting cash, CC, and currency pay

-**Radiant floor heat** in all bays, mechanical room, and extending five feet outside the building for winter time months

-**Remote system monitoring** via app for real-time revenue tracking and troubleshooting

-**Reclaimed water system** (300-gallon holding tank), reverse osmosis system (300-gallon holding tank), and water softening system

-**High efficiency boiler** for hot water and radiant heat

-**Two signs** (building-mounted and post mounted) including a programmable LED message board for promotions and customer messaging

-**HVAC systems** in the loft, mechanical room, IT room (mini-split unit), and automatic bays

-**Fiber optic internet** for fast reliable pay systems and security connectivity

-**Full camera surveillance system** with recording and app access for remote monitoring

-**14 kW** natural gas backup generator powering security lighting, communications, and essential systems

-**Fully fenced** perimeter with two camera-monitored entry and exit areas, site lighting poles equipped with cameras as well

-**Site lighting**, building lights, and individual bay lighting on programmable controls for security and operational efficiency

-**24/7 operation** maximizing revenue potential

Financial Information Available For Serious Inquiries

SALES & LEASING • BUILD TO SUIT • DEVELOPMENT • BUSINESS BROKERAGE

INTERSTATE OFFICE PARK - 4763 ROSEBUD LANE, SUITE B, NEWBURGH, IN 47630

MHESEMAN@WOODWARDREALTY.COM • 812-219-6901

Site Photos



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35 W Franklin St.
Evansville, IN 47712



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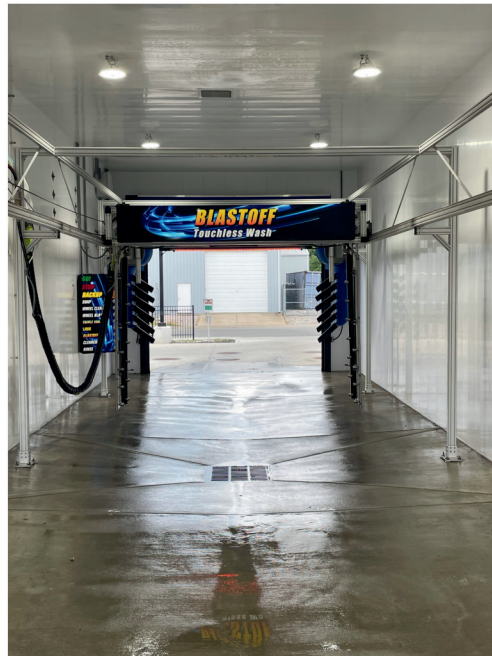
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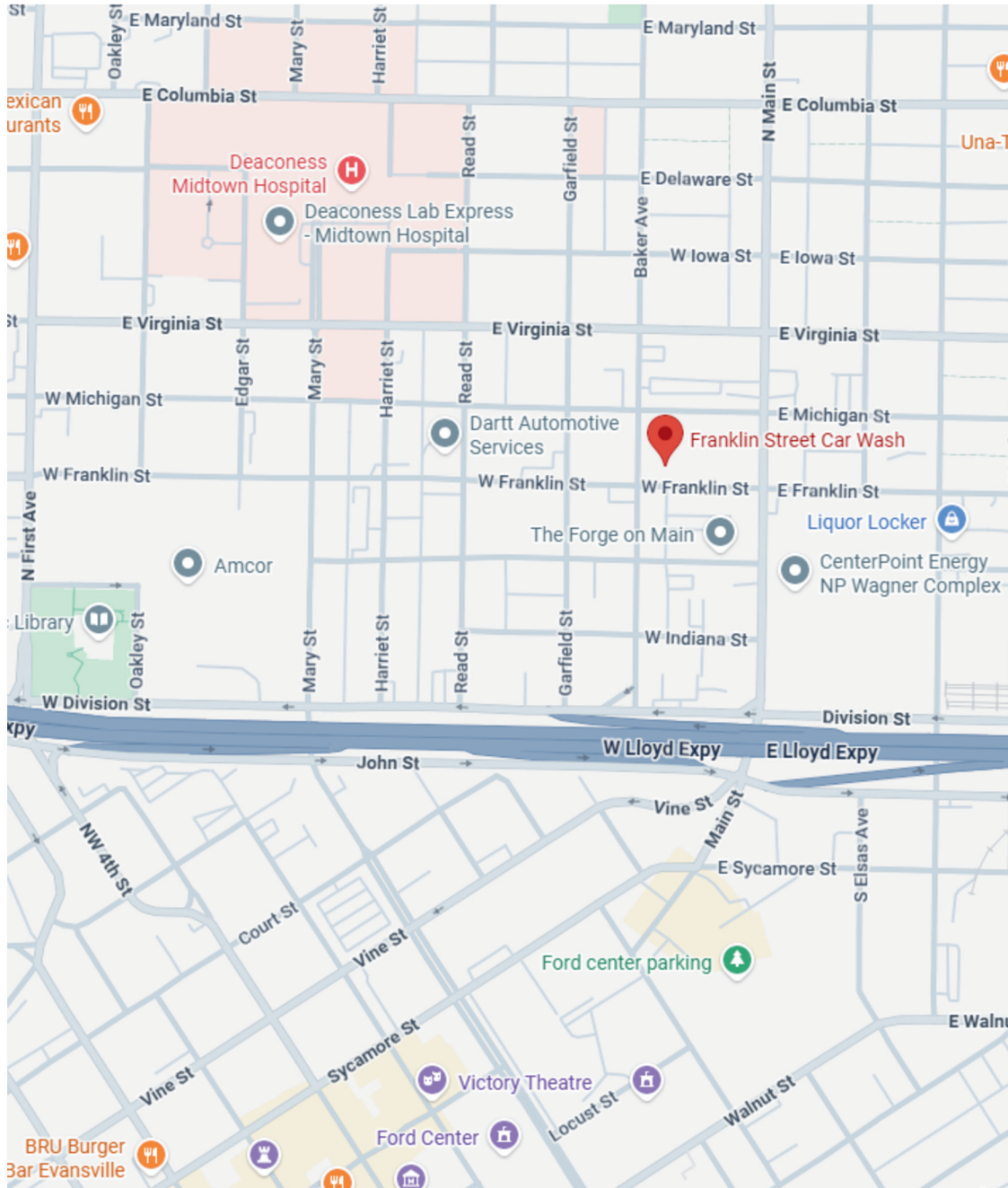
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Location



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35 W Franklin St.
Evansville, IN 47712

Ideally located just minutes from downtown, Franklin St. Car Wash is surrounded by a strong mix of residential and commercial clientele. Within a few blocks are three of Evansville's largest employers—Amcor, CenterPoint Energy, and Deaconess Hospital—providing consistent traffic and customer potential. Directly across the street is The Forge on Main, one of the city's newest multi-family developments. The surrounding area is experiencing growth, with several new housing and multi-family projects underway in both the downtown core and along W. Franklin Street.



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