

RODS N DOGS CAR WASH

BUSINESS | BUILDING | LAND



3580 Ptarmigan Lane | Helena, MT 59602

Rods N Dogs Car Wash



Featured Amenities

- Modern, Well-Maintained & Updated Car Wash
- Coleman Hanna Touch-Free Car Wash Systems
- Built in 2008 | 4,716 sqft. Building | 1.149 Acre Lot
- Remote Ownership w/ Onsite Operations Manager
- Expansion & Revenue Growth Potential

BRYAN ROGAN

REALTOR®

(406) 672-7571

bryan@landownerresources.com



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PEAK



Property Overview

Own a profitable, well-maintained car wash and pet wash facility in a prime, high-traffic location on N Montana Ave with 16,859 avg. daily vehicles. Built in 2008, this 4,716 sq. ft. building sits on 1.149 acres in the General Commercial District and features radiant floor heat throughout. The business includes two touch-free automatic wash bays, three high-pressure manual bays, three pet washes, eight vacuum stations, vending, and modern Coleman Hanna equipment.

A fully finished second-floor office with a private shower and bathroom adds convenience for operations. Updated POS and security systems allow for remote management. Under the same ownership since opening, the business shows long-term stability and growth with a 6.8% CAP rate based on 2023–2024 actuals. Financials are available upon request. Expansion potential offers added upside for investors. Proximity to major thoroughfares and Interstate 15, and easy access via Ptarmigan Lane in Montana's capital city of Helena, make this an unbeatable opportunity for investment and owner-operator buyers.



Investment Summary

- List Price: \$3,750,000
- CAP Rate: 6.8% ('23 & '24 actual avg. net income)
- Revenue expansion potential with card membership program, potential pricing updates, and building/business expansion
- Flexible remote ownership
- An on-site operations manager allows a seamless transfer of ownership

Facility Summary

- Coleman Hanna Carwash Systems
- Two automatic touch-free wash bays – Wash Wizard 2.0
- Three manual high-pressure wash bays
- Three enclosed pet washes
- Eight vacuum stations
- Radiant floor heat throughout
- First-floor wash bays, equipment room, supply room, private bathroom
- Second-floor furnished office with a full private bathroom and shower
- Large 1.149-acre lot allowing for additional development or expansion



Location

- 3580 Ptarmigan Lane, Helena, Montana
- Frontage on N Montana Ave with 16,859 avg daily traffic volume
- Entry and Exit on Ptarmigan Lane for easy access
- Situated between commercial businesses to the south and east (professional, big box retail and home improvement, medical, hotel, and restaurants), and residential to the north and west.
- Helena is the State Capital of Montana, home to Carroll College, MT Blue Cross Blue Shield, St. Peter's Hospital, and Boeing Aerospace Operations, among others, providing a stable and expanding economic environment.