For Sale Car Wash 2,970 SF | \$1,260,000



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# Monroe, GA Car Wash

690 W Spring Street Monroe, Georgia 30655

# **Property Description**

This car wash investment is comprised of a highly visible car wash with established cash flow. This property features 6 self-service bays and a touch-free automatic wash, situated in a prime Monroe, GA location. The property is currently generating an in-place NOI of \$115,989. Positioned for success in a high-traffic area, this investment opportunity provides a solid foundation for long-term profitability and a compelling return on investment.

# Location Overview

This car wash location is centrally located in a high-traffic area of Monroe, GA. Monroe is experiencing significant population growth, with a 7.62% increase since 2020. This property is just minutes from the popular historic downtown.

### **Property Highlights**

- 6 self-service bays plus a touch-free automatic wash
- · Centrally located in Monroe, GA
- In-place NOI of \$115,989 (based on 2024 YTD numbers being annualized as of 8/28/24)

OFFERING SUMMARY		
Sale Price	\$1,260,000	
Building Size	2,970 SF	

DEMOGRAPHICS			
Stats	Population	Avg. HH Income	
0.3 Miles	335	\$62,066	
0.5 Miles	1,579	\$59,371	
1 Mile	6,894	\$57,513	

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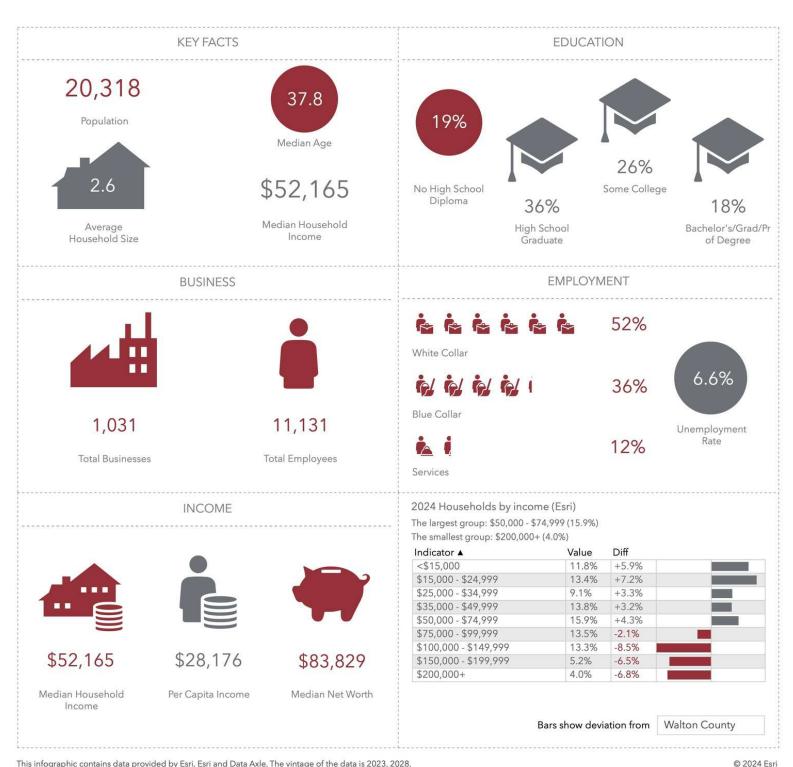
#### Annualized 2024 (As of 8/28/24)

<b>Gross Revenues - Car Wash Operations</b>	\$170,428
Revenue from "Walk-Away" Tokens	\$2,971
Total Revenues	\$173,399
Annualized 2024 Expenses	
Advertising & Promotion	\$200
Credit Card Fees	\$2,368
CC Testing	\$70
Chemicals	\$1,673
Equipment & Tools	\$2,179
Fuel	\$32
Insurance	\$5,459
Licenses & Membership Fees	\$302
*Management Fee	\$17,043
Office Supplies	\$26
Property Taxes	\$4,406
Repairs and Maintenance	\$5,013
Signs	\$17
Supplies	\$566
Utilities	\$18,057
Total Expenses	\$57,411
NOI	\$115,988

\*Owner Operator - Estimated Management Fee at 10% of Total Income



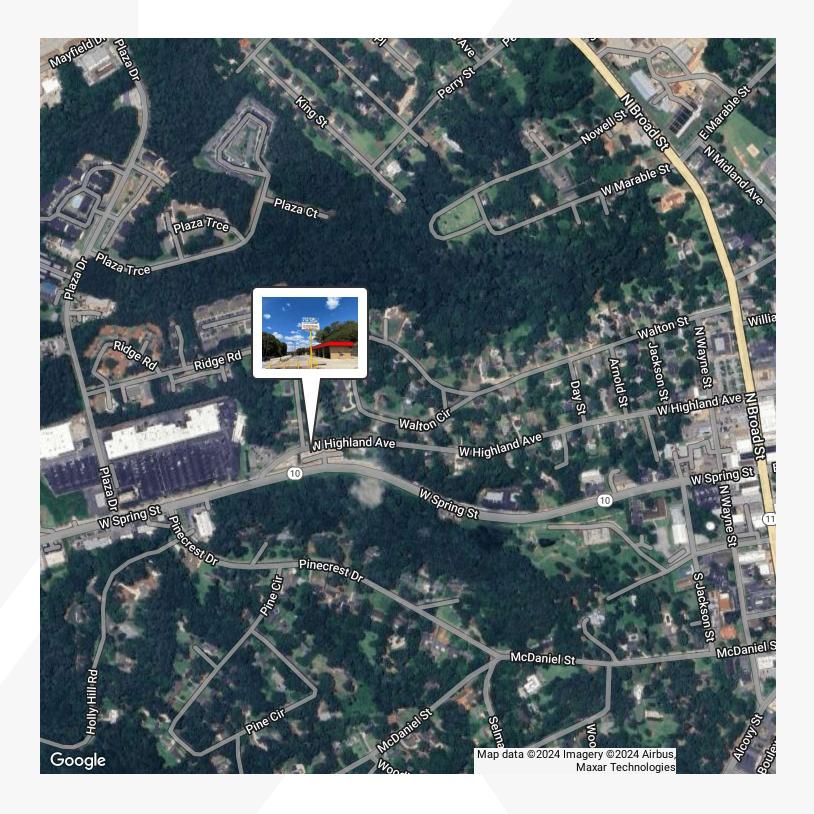
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