

FOR SALE



# LIBERTY CAR WASH

316 West Liberty Street, Rome, NY 13440



## PROPERTY DESCRIPTION

Presenting an impeccably maintained, meticulously clean operation inside and out, this 2,444 SF property in the Rome area offers a remarkable opportunity for Investors or owner operators. Featuring 4 bays, including 2 Touch-Free bays (one installed in 2018, the other in 2020) and 2 self-service bays, this property is equipped with radiant heat in the concrete pads and a leak-free original roof. All equipment is fully functional, serviced regularly and complemented by 2 boilers. In addition, there is a heated office and bathroom upstairs for employees or management. Built in 2000 and recently updated the property includes 4 vacuums and a Vending Area for additional income. Embrace the potential of this meticulously maintained, high-functioning property, designed for retail success and longevity. In 2024 the touchless bays washed approximately 22,500 vehicles. In 2023, approximately 24,750 vehicles were washed in these two bays alone.

## PROPERTY HIGHLIGHTS

- 2,444 SF Class A Car Wash
- On Corner Lot in Vibrant Downtown
- Meticulously maintained, clean operation
- 4 bays: 2 Touch-Free & 2 self-service, with radiant heat
- Touch Free Bays Average 24,000 washes per year.
- Heated upstairs office and bathroom.
- Built in 2000 & Updated in 2020
- 4 vacuums and Vending Area for additional income

## OFFERING SUMMARY

Sale Price:	\$895,000
Lot Size:	0.49 Acres
Building Size:	2,444 SF
NOI Avg 22/23:	\$85,934.00
Cap Rate:	9.6%

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	11,463	14,392	25,324
Total Population	26,941	34,243	63,029
Average HH Income	\$65,228	\$73,406	\$86,290

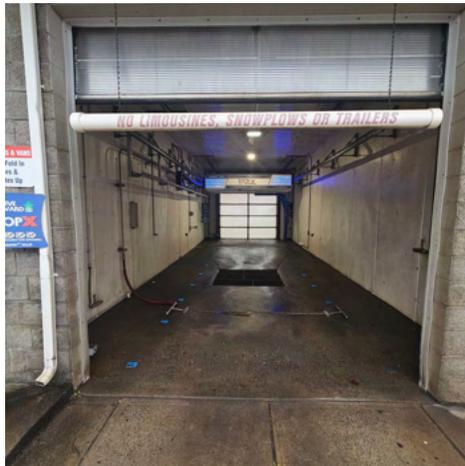
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**CENTURY 21**  
**COMMERCIAL.**  
Bridgeway Realty



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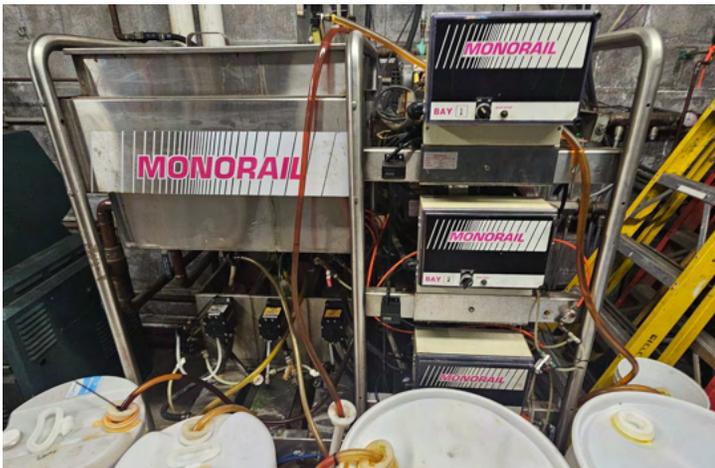
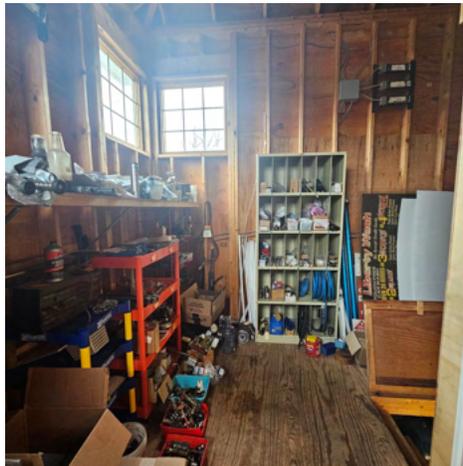
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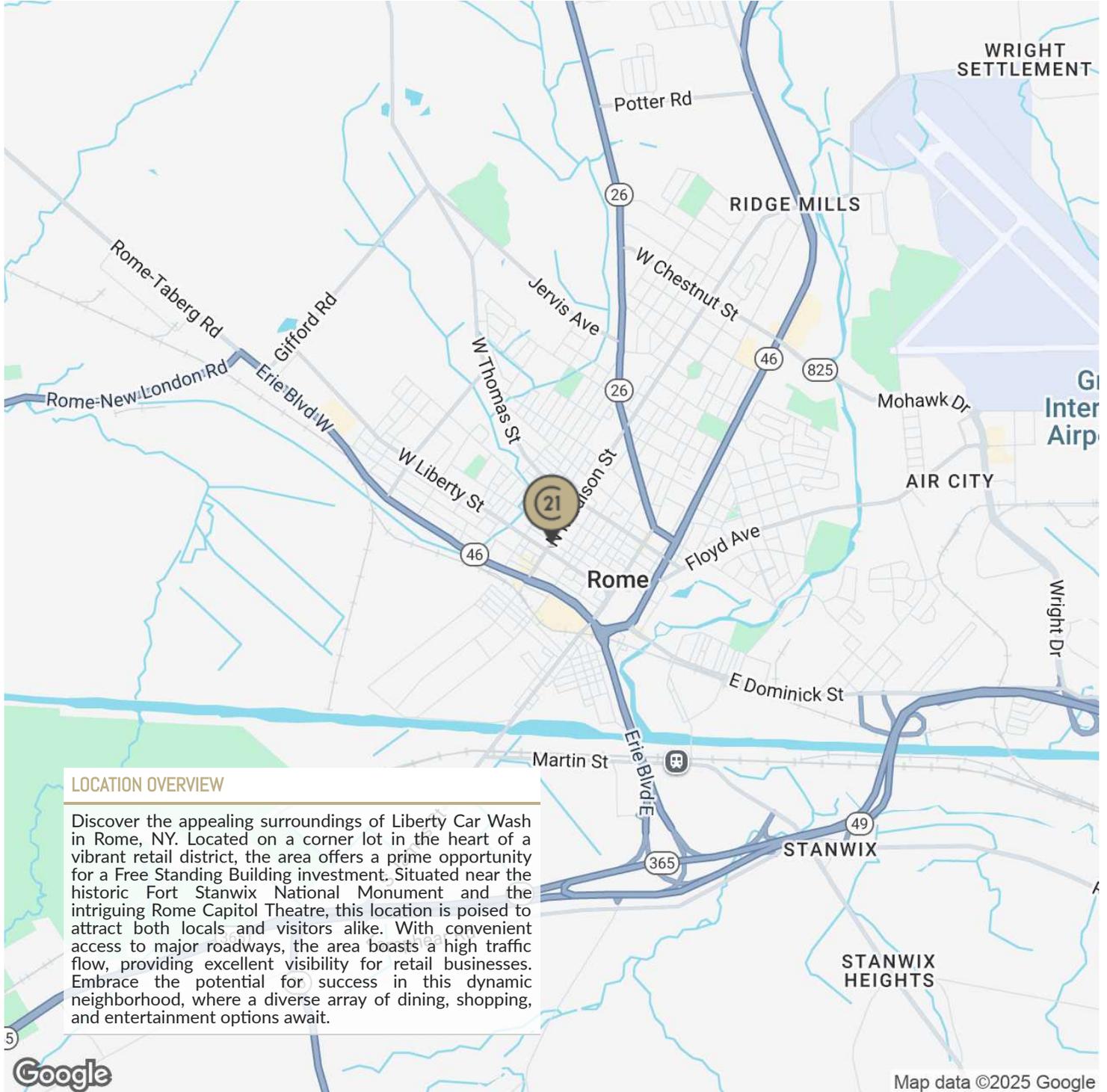
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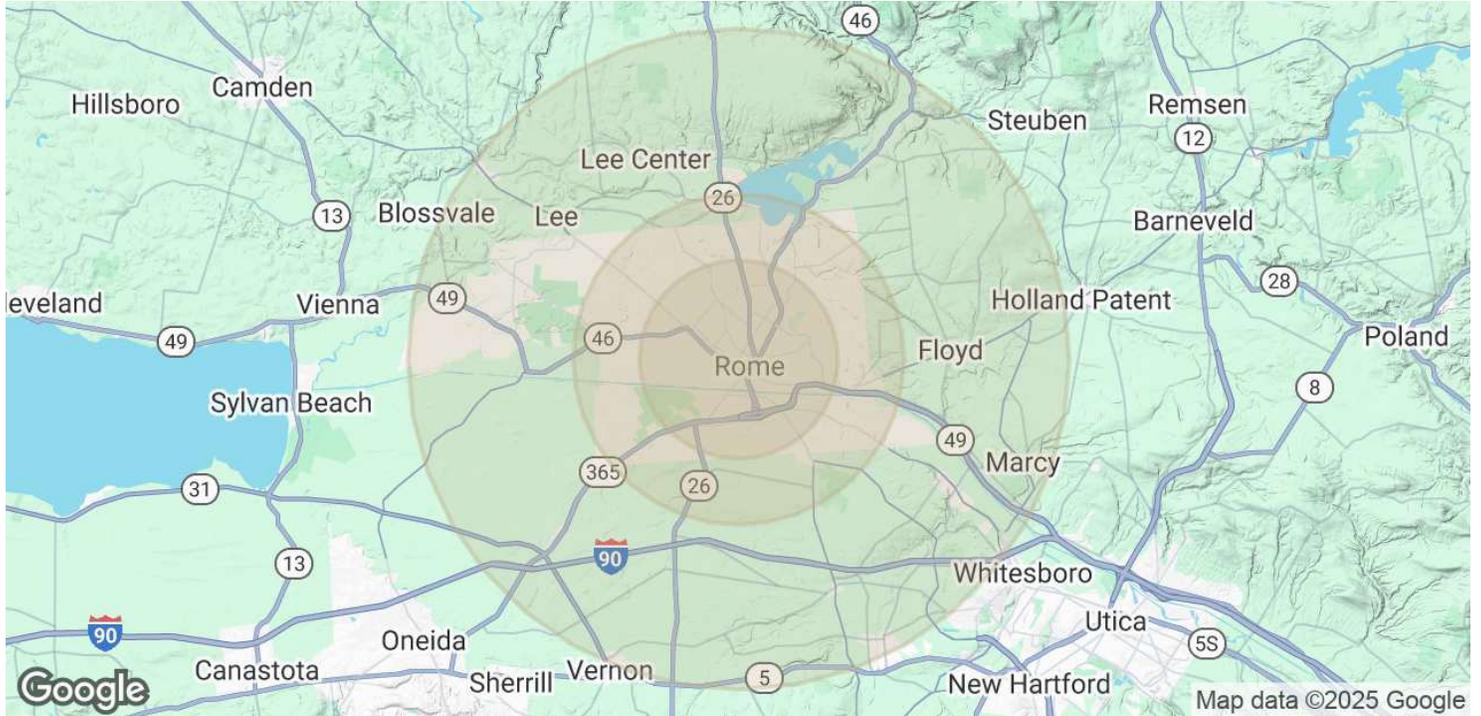
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	26,941	34,243	63,029
Average Age	41	42	43
Average Age (Male)	40	41	41
Average Age (Female)	42	43	43
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	11,463	14,392	25,324
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$65,228	\$73,406	\$86,290
Average House Value	\$169,679	\$183,125	\$196,860

Demographics data derived from AlphaMap

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