



For Sale

Car Wash Business & Real Estate

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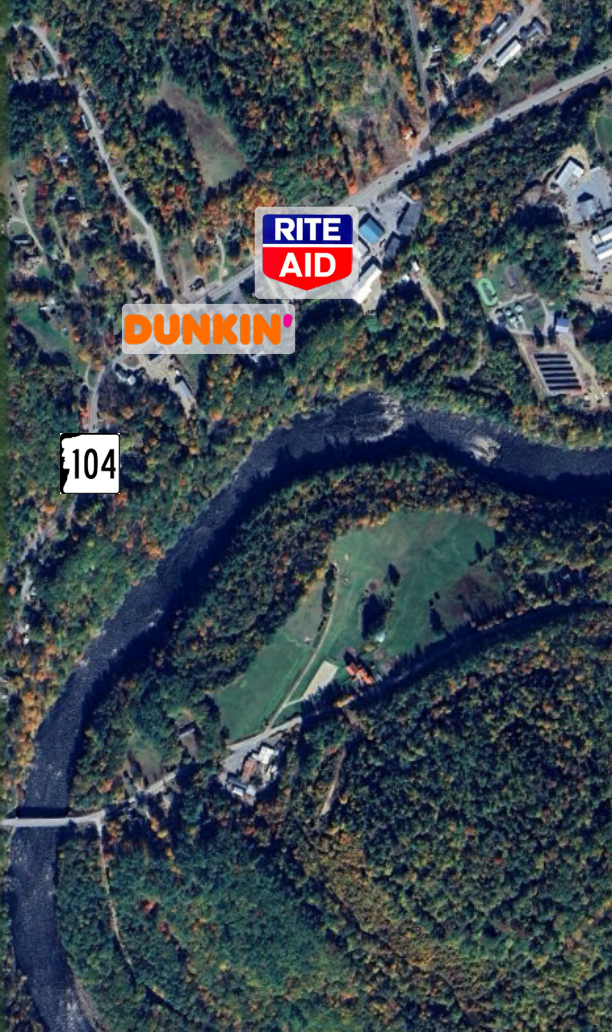
300 Lake Street Bristol, NH

Property Highlights

- Profitable car wash business and real estate for sale; NOI is \$108,446
- Run with minimal labor and open 24/7
- In-bay automatic Mark VII machine is only 6 years old
- Site also includes a vending station, 4 vacuum stations, and a self-serve machine
- Operate remotely with video surveillance system and remote sales data tracking
- Potential to grow income with price increases, additional services and vending, reoccurring revenue membership program, and adding website and social media presence
- Only local competitor is 7 miles away and on opposite side of I-93

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Specifications

Address:	300 Lake Street
Location:	Bristol, NH 03222
Building Type:	Car wash
Year Built:	2005
Total Building SF:	1,066±
Acres:	.46±
Utilities:	Municipal water & sewer Propane
Zoning:	Village Commercial District
In Bay:	Mark VII (6 years old)
Pay Station:	Wash Select II
Self Serve:	IDX/Coinco Vantage
Vacuums:	JE Adams; 4 stations
Vending:	Yes
Interior Walls:	Extrutech
2023 Taxes:	\$4,035
NOI:	\$108,446
List Price:	\$990,000



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