

For Sale

# Auto Wash/ Repair Shop For Sale

7030 Troost Ave, Kansas City, MO 64131

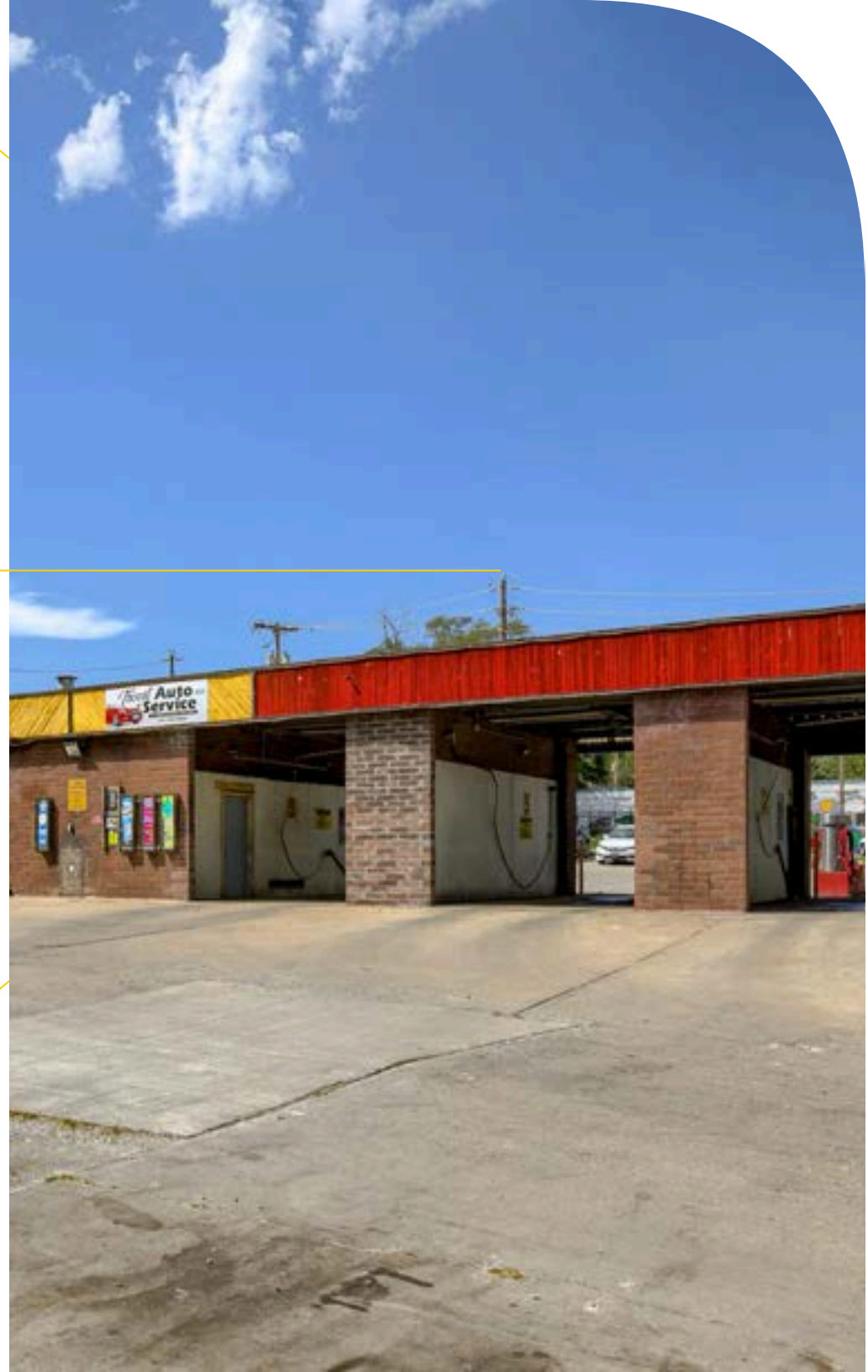


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# Overview

Excellent opportunity for anyone seeking a turnkey, income-producing business! This property features a 3 self-service car wash bays with 8 vacuums, 2 auto service bays, and 1 inspection station situated at a bustling intersection. You can easily lease the auto service bays and inspection station or revert them back to self-service carwash bays! Whether you're an investor looking to expand your portfolio or an entrepreneur ready to dive into a profitable venture, this property promises substantial returns.





# Property Highlights

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- Sale Price: \$290,000
- Free standing building
- Built in 1960
- 0.458 Acres
- Zoning: B3-2
- +/- 2,668 SF of 3 self-service car wash bays with 8 vacuums, 2 auto service bays, and 1 inspection station





# Net Operating Income

## CASH PURCHASE

Washing bay, vending machine, vacuum Income	\$61,510	<b>Purchase Price</b> <b>\$290,000</b>	<b>Cap Rate</b> <b>13%</b>
Taxes	\$4,483		
Insurance	\$4,317		
Utilities	\$6,845		
Others	\$7,914		
Total Expenses	\$23,559		
<b>NOI</b>	<b>\$37,951*</b>		

\*This figure does not account for the income generated from the mechanic shop, which the Seller earned \$27,684 in 2023!







## Included Equipments

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1. 7-Power wash high pressure pumps (Pentair plus brand)
2. 1-Power wash high pressure pumps (Cat brand)
3. One 2-years old hot water heater tank capacity 115 gallons
4. One 1-year old water circulating pump
5. One hot water boiler, it can heat 115 gallons of water to 180 degrees in 3 -5 minutes
6. 8- drive motors for the high-pressure pumps (3-phase electrical power)
7. One 2-phase water softener system 3-years old costed
8. Water antifreeze system (Weeping devise) with water reused and heated to eliminate wastewater
9. 6-coin control boxes of which each box can control up to 2-bays, it allows the owner to control and set amount of time per-coin used in each bay
10. 2-Row international money changers, with advance Mars Mei dollar readers. Newly updated in 2022 to accept from 1-20-dollar bills to quarters
11. Heavy duty air compressor for the air used to foam the brush soap and the tire/wheel degreaser
12. 2-shallow well pumps and tanks used for foam brush and for antifreeze systems and 1 hazard material pump for the tire/degreaser chemical liquid
13. 2- Power wash high pressure pumps Racks (heavy duties) use to mount the drive motors and Power wash high pressure pumps and it includes all the liquid soap and chemicals tanks and piping for mixing the water with the proper chemical before sending it to the bay per customer selection
14. 8-heavy duties vacuums machines with 4-money safe boxes underneath
15. 10-single item vending machines for air-fresheners etc.
16. One 6-items vending machine for air fresheners
17. 4-bay money safe for quarters
18. 2-car lifters brand new
19. 4-aluminum garage doors
20. All kinds of shaving for mechanic facility
21. Carwash selection keys and coin acceptor devices and coin meters
22. 16 camera surveillance system , 16 camera DVR, one back up battery and surge protector
23. All mechanical bays have been internally insulated to maintain proper temperature inside the mechanical bays, and the restroom has been expanded for the proper city handicap accessible if needed.
24. 3- split heating and cooling units one in each mechanic shop bay 2-tons capacity

## NOT Included

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1. All Mechanics tools will be removed and are not a part of the property sale.
2. All kinds of maintenance supplies, valves, hoses, regulators, meters, coin accepters, solenoid and fittings ETC. too hard to set a price for are not a part of this sale can be sold to buyer at a lump sump price at closing or will be removed before closing.
3. All soap, wax, degreaser and vending machines supplies, and spare parts will be sold separately at cost and not a part of the property sales.
4. Both the tire machine and wheel balancer are not a part of this property sale and can be sold to the buyer before closing or it will be removed. The same is for the towing dolly.



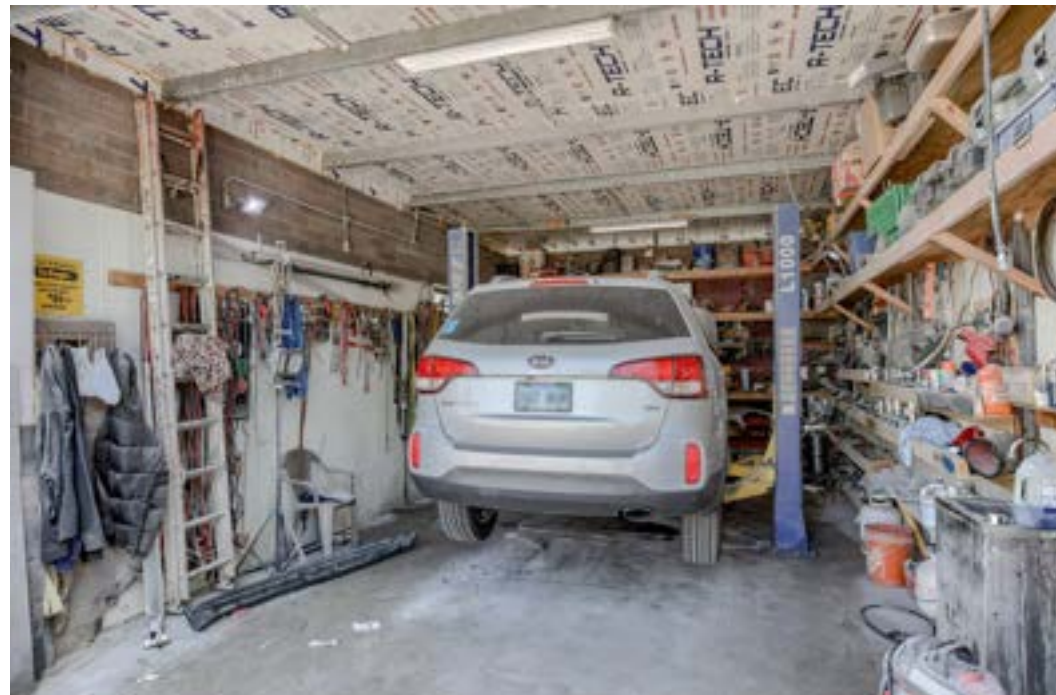
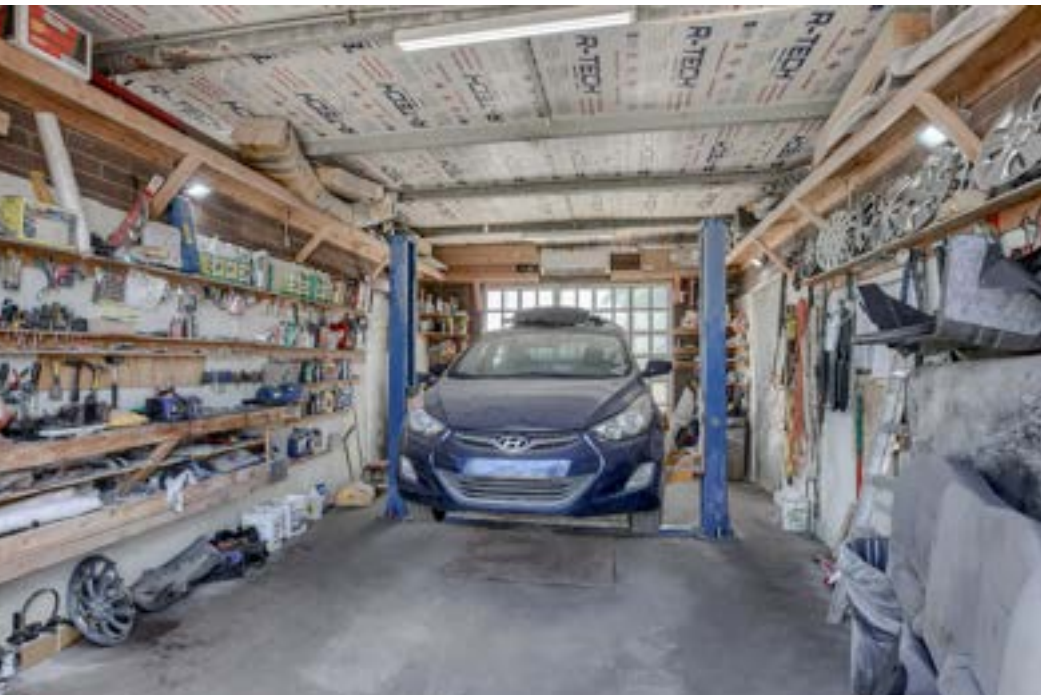




3-Washing Bays, Vending Machines, 8-Vacuums



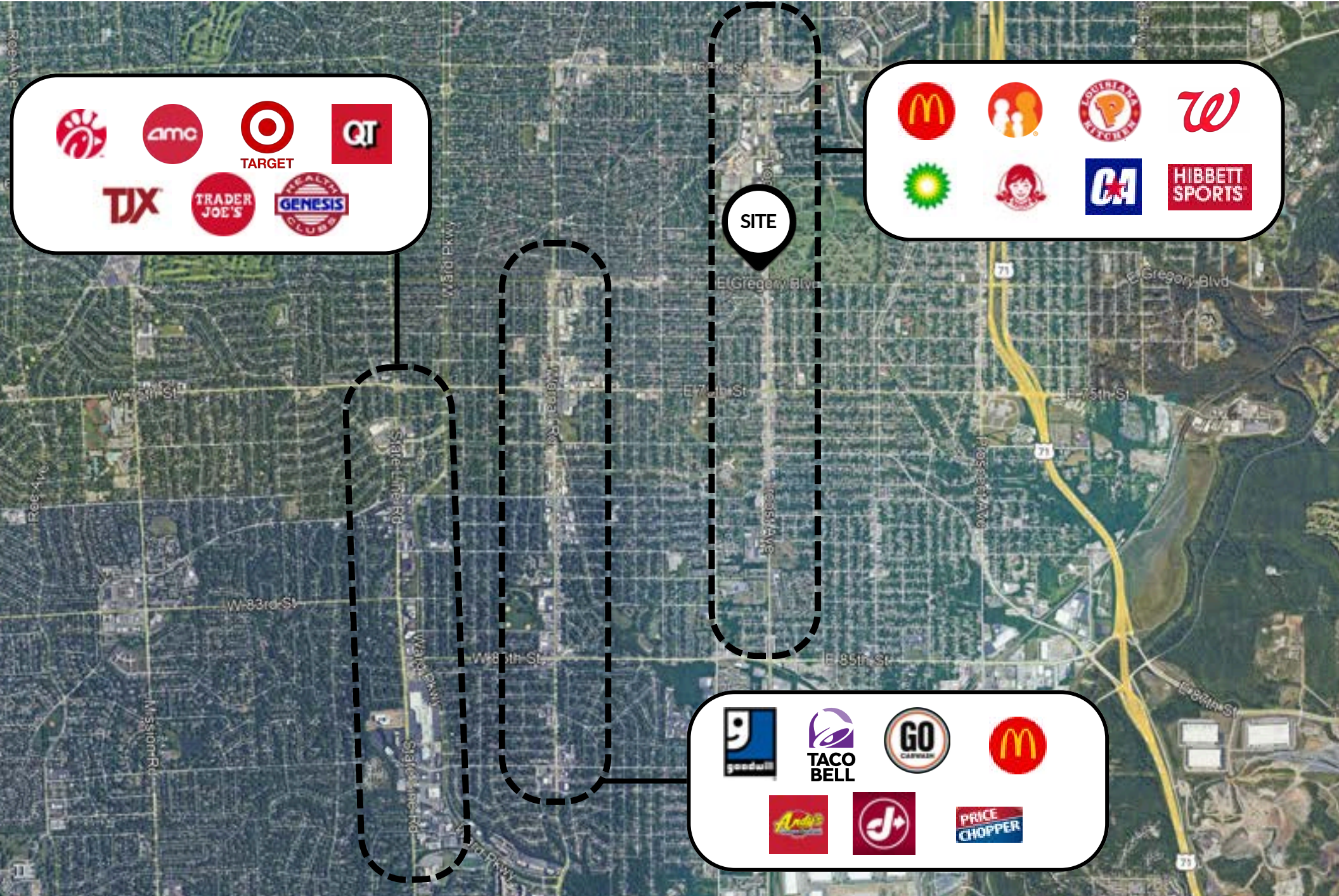








# Nearby Trade Area



- AMC
- TARGET
- QT
- TDX
- TRADER JOE'S
- GENESIS CLUBS

- McDonald's
- Subway
- LOUISIANA RESTAURANT
- Wendy's
- Green Leaf
- Wendy's
- CA
- HIBBETT SPORTS

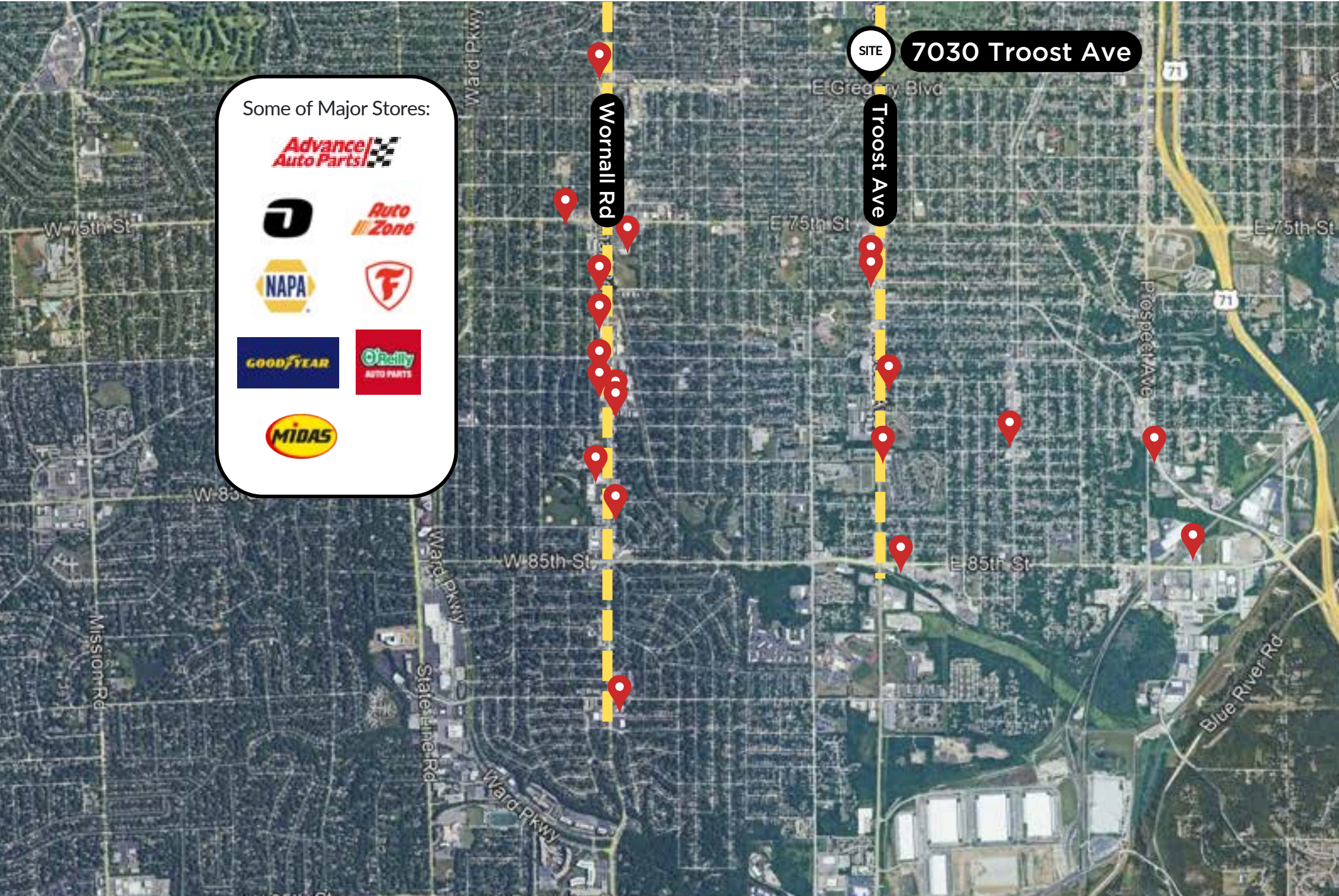
- goodwill
- TACO BELL
- GO CARWASH
- McDonald's
- Arby's
- J+
- PRICE CHOPPER



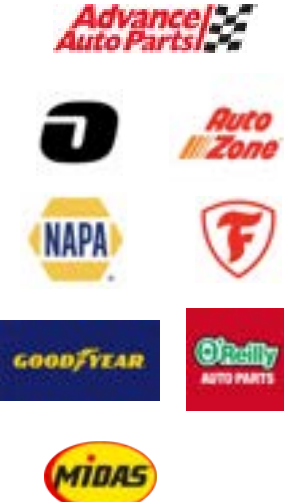


# Auto Industry Corridors – Wornall Rd and Troost Ave

Auto Industry includes: Auto Repair/Service, Auto Part Store, Auto Detailing, Auto Dealership



Some of Major Stores:



SITE 7030 Troost Ave

Wornall Rd

Troost Ave





POPULATION	1 MILE	3 MILES	5 MILES
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2024 Population	13,834	90,816	243,398
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HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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2024 Households	6,087	39,348	111,481
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2024 Avg Household Income	\$94,189	\$101,773	\$93,231
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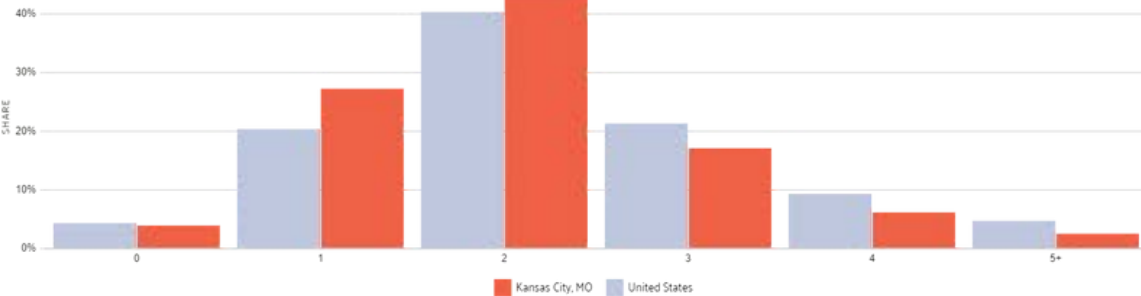
# Kansas City, MO Overview

## BUSINESS & ECONOMY

- According to the latest Bureau of Labor Statistics data, the Kansas City labor market continued expanding, adding 22,700 jobs in June compared to last year. This 2% increase put Kansas City in the top 15 metropolitan areas with at least one million people.
- Additionally, the region's retail availability rate dropped to a historic low of 4.7% at the start of the third quarter because absorption reached 936,000 SF in the past year, 38% above the average over the past five years.

## TRANSPORTATION

- in 2022, 74.8% of workers in Kansas City, MO drove alone to work, followed by those who worked at home (12.2%) and those who carpooled to work (7.6%).
- The following chart displays the households in Kansas City, MO distributed between a series of car ownership buckets compared to the national averages for each bucket. The largest share of households in Kansas City, MO have 2 cars.



Kansas City MSA  
Population (estimated)

**2.4 M**

Kansas City Union Station

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