



**2 Iconic Bozeman businesses with
excellent cash flow + Real Estate**



Investment Highlights

Don't miss this unique opportunity to own two iconic Bozeman businesses + real estate

Step into ownership of two well-established, community-loved landmarks in the heart of Bozeman, Montana. Duds N Suds Laundry has proudly served the community for over 40 years, earning a reputation for spotless service, modern equipment, and a loyal customer base. Have great cash flow on day one!

Right next door, Duds N Suds Car Wash has been a local favorite for 36 years, known for its powerful water pressure, generous soap cycles, oversized bays for large vehicles, and two convenient pet wash stations to keep even your four-legged customers clean. Enjoy immediate cash flow on day one!

DUDS'nSUDS



Laundry Highlights

Modern Payment System: Two POS stations with a digital scale, integrated with a \$100K-value Laundry Card System — customers can pay with cash or card (no quarters needed).

High-Capacity Equipment: 80 commercial-grade washers and dryers to handle large volumes efficiently.

Reliable Utilities: Two industrial boilers ensure consistent hot water; water conditioner improves softness and fabric care.

Spacious Facility: 3,300 sq ft building on 0.49/acre includes:

- Two customer restrooms
- Employee counter
- Customer sink area
- Office space
- Janitorial closet
- Mechanical/supply room
- Indoor and outdoor seating for customers to relax
- Five cages to shelve customers orders for pickup
- Folding Tables

Fully automated with POS system integrated into our self-service laundry card system, allowing customers the flexibility to do self-service, quickly drop off or conveniently schedule pickups and deliveries.

Ample Parking: Plentiful customer parking in front and along the side of the store. Tourists with travel trailers frequently park off Koch Street.

Other Assets: 2 delivery vans, US Trademark and domain url

Turnkey Investment: Excellent cash flow, established customer base, profitable operation, prime location — includes ownership of the 3,300 sq ft building on 0.49/acre of commercial real estate.

Car Wash Highlights

Modern Payment System: Each bay allows customers to use debit cards, credit cards, quarters or our in-house VIP Cards.

High-Capacity Equipment: Commercial-grade equipment to handle large car wash volumes efficiently.

Tools & Lift: Comes complete with tools and even an electric drive, high reaching scissor lift.

Reliable Utilities: Industrial boiler for in-bay floor heat

Spacious Facility: 3,800 sq ft building on 0.49/acre includes:

- 6 Self-Service Bays
- 6 Vacuums
- 2 Pet Wash Rooms
- Credit/Debit available at each car wash bay
- Credit Card receipt machine built in wall of Car Wash
- Dual Quarter Machine built in wall of Car Wash
- Large mechanical/storage room
- Floor heat in each bay
- Large bays to accommodate larger vehicles and trailers
- Large pits and sand/gas trap
- Outdoor seating

Ample Parking: Customers after washing can park in the back of the car wash to dry off their cars or park to wash their pets.

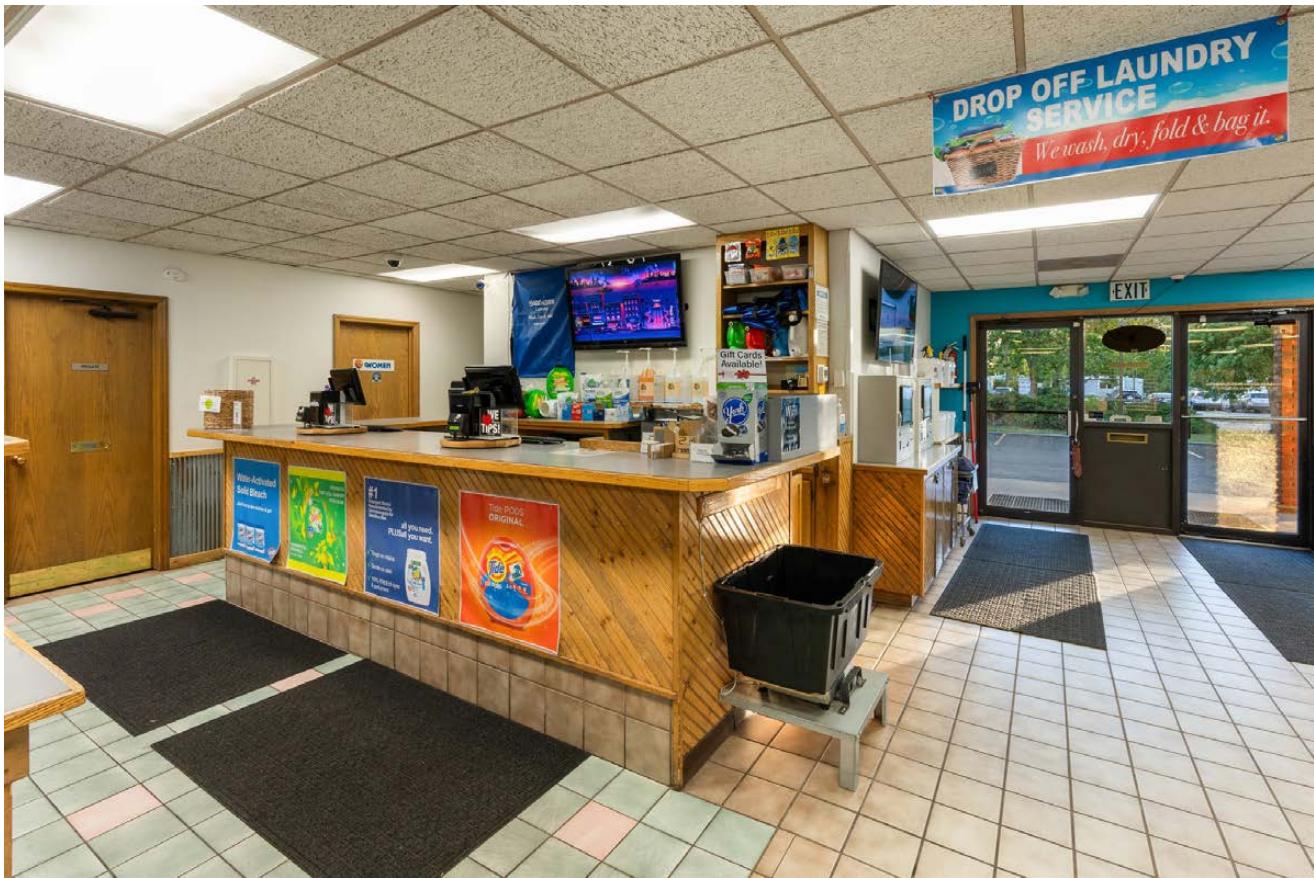
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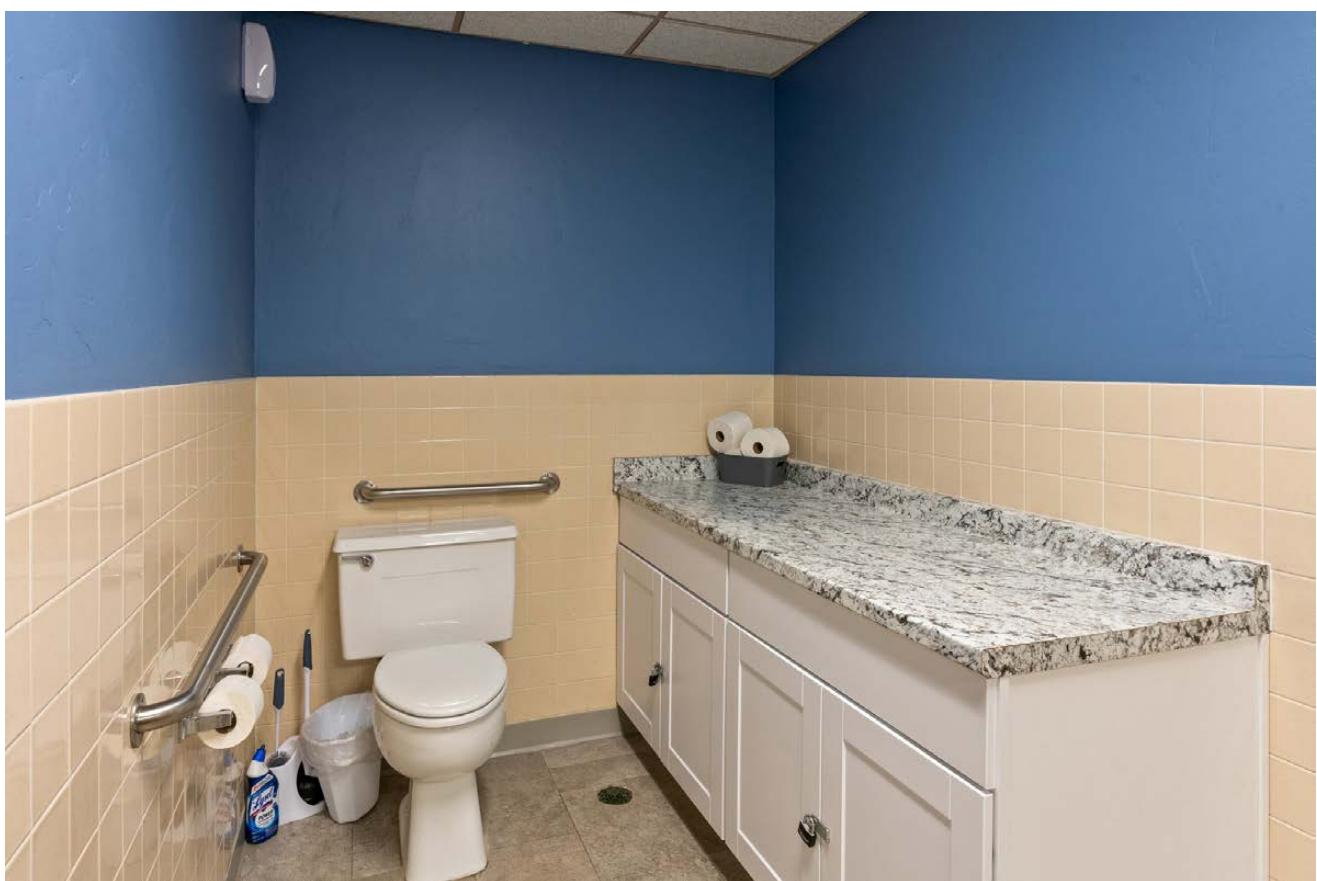




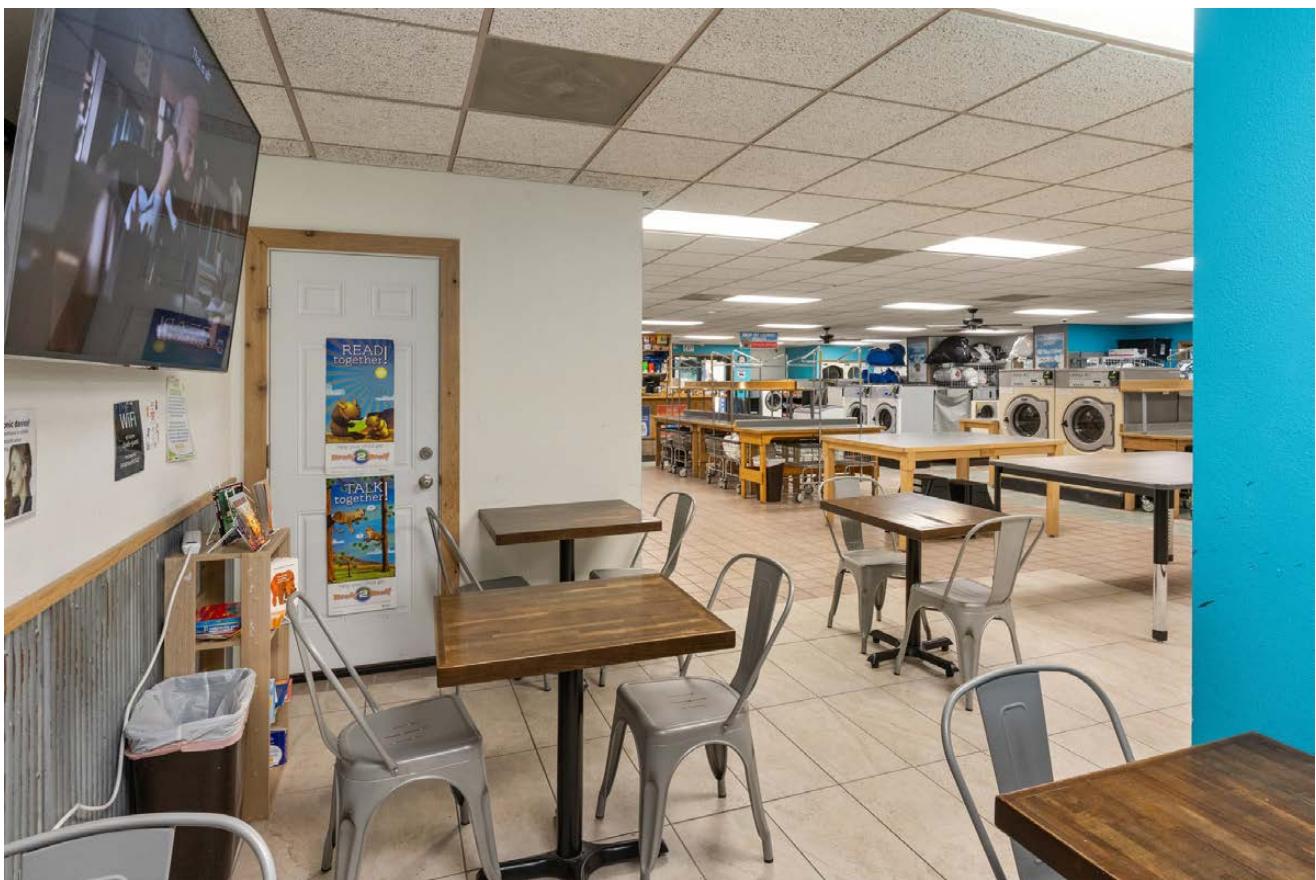








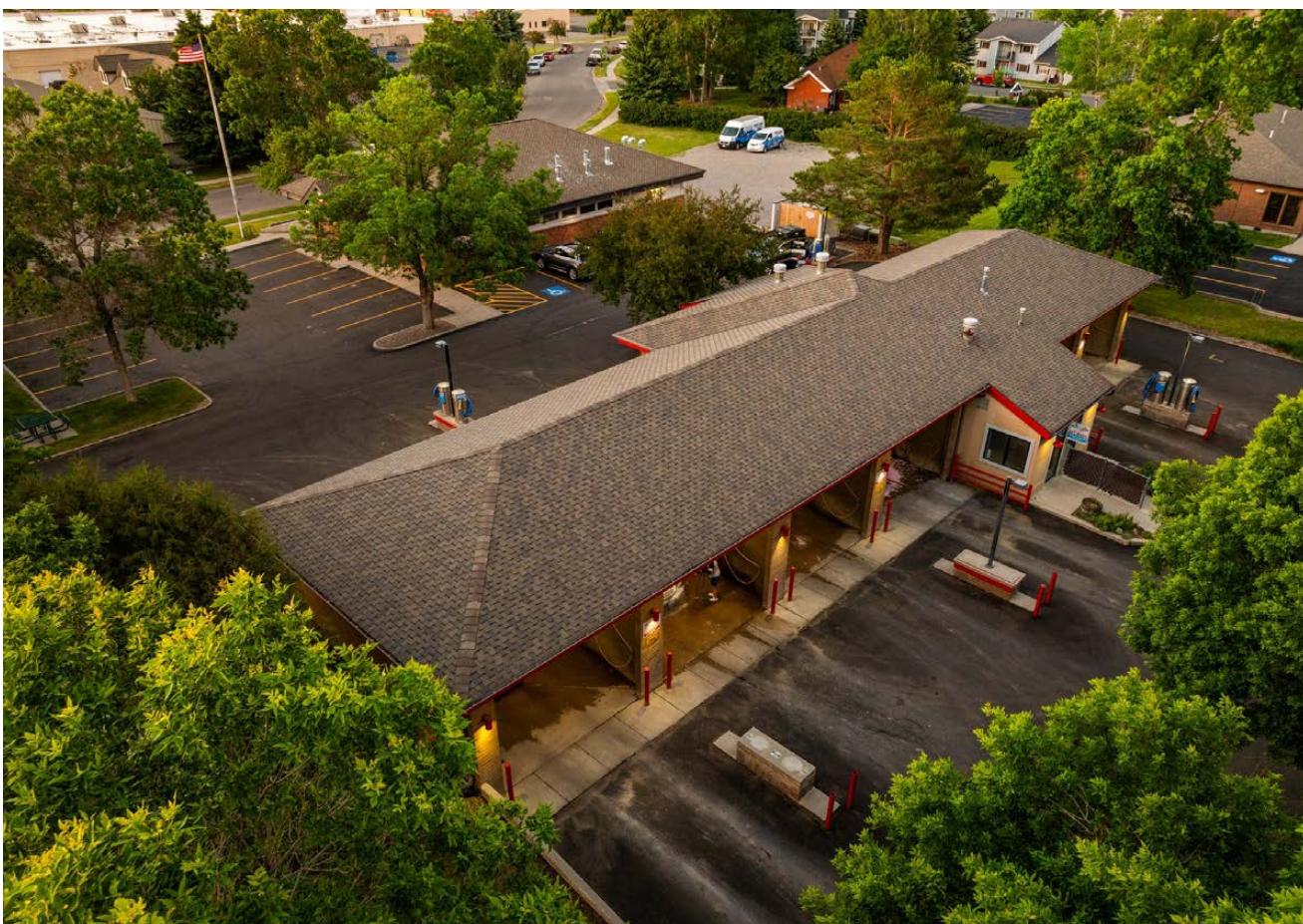




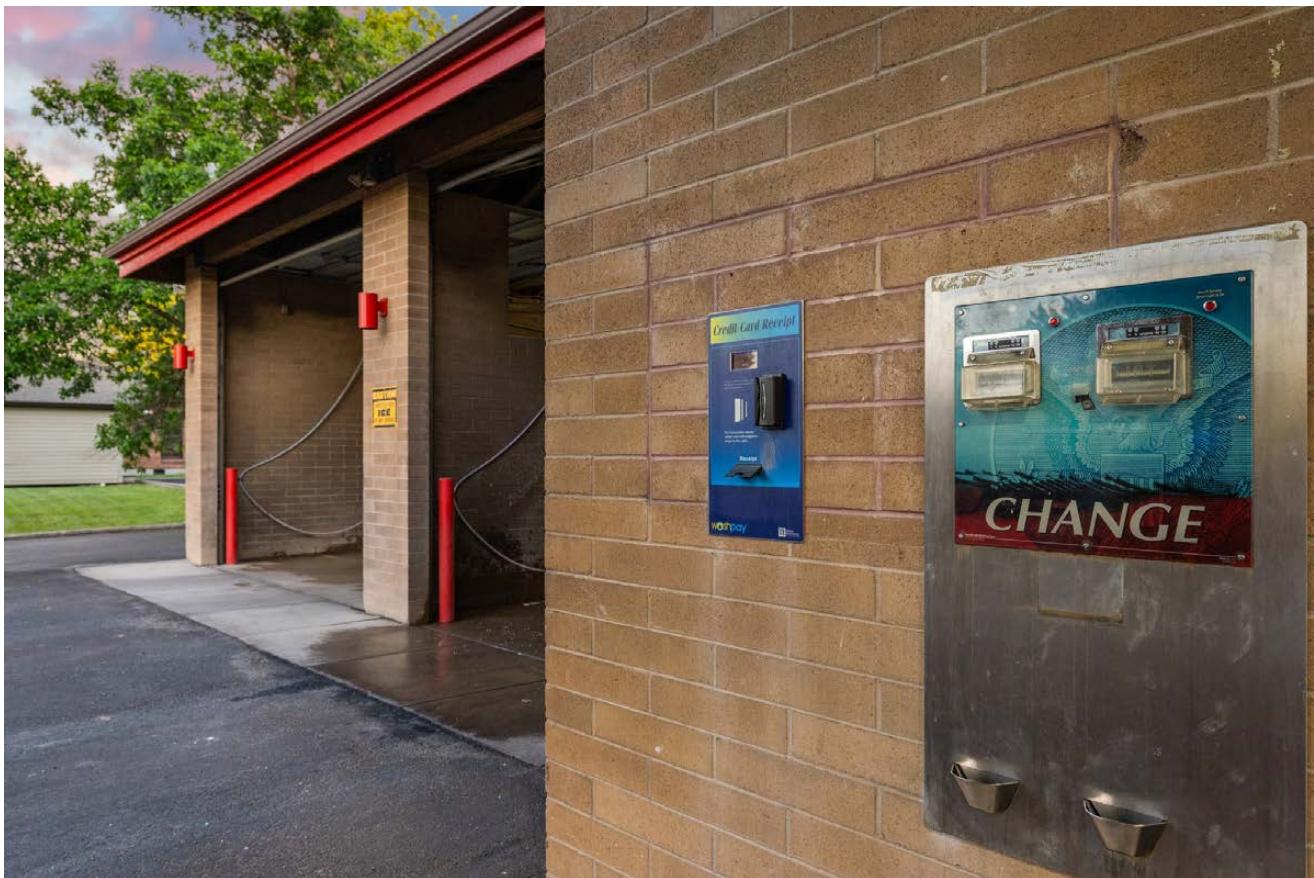
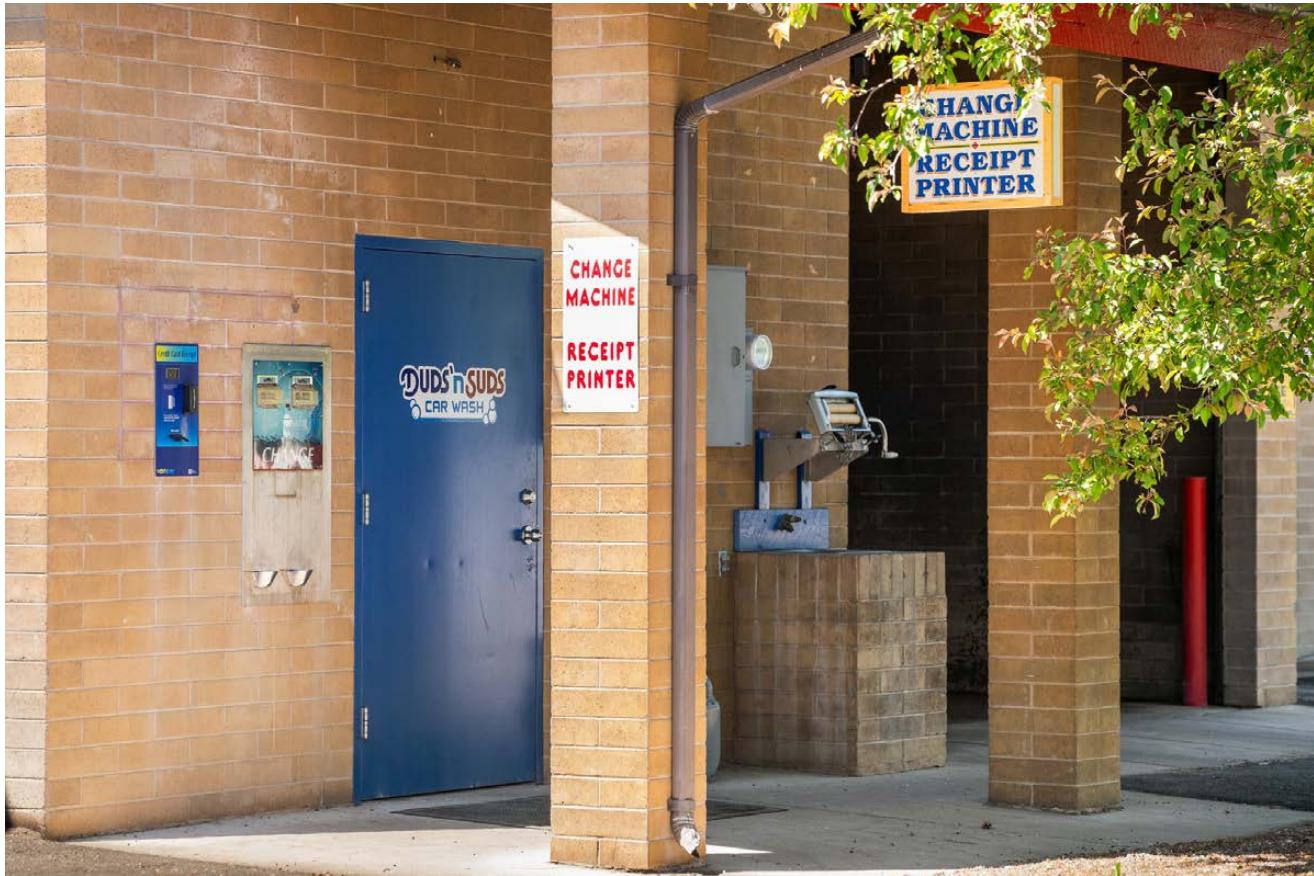


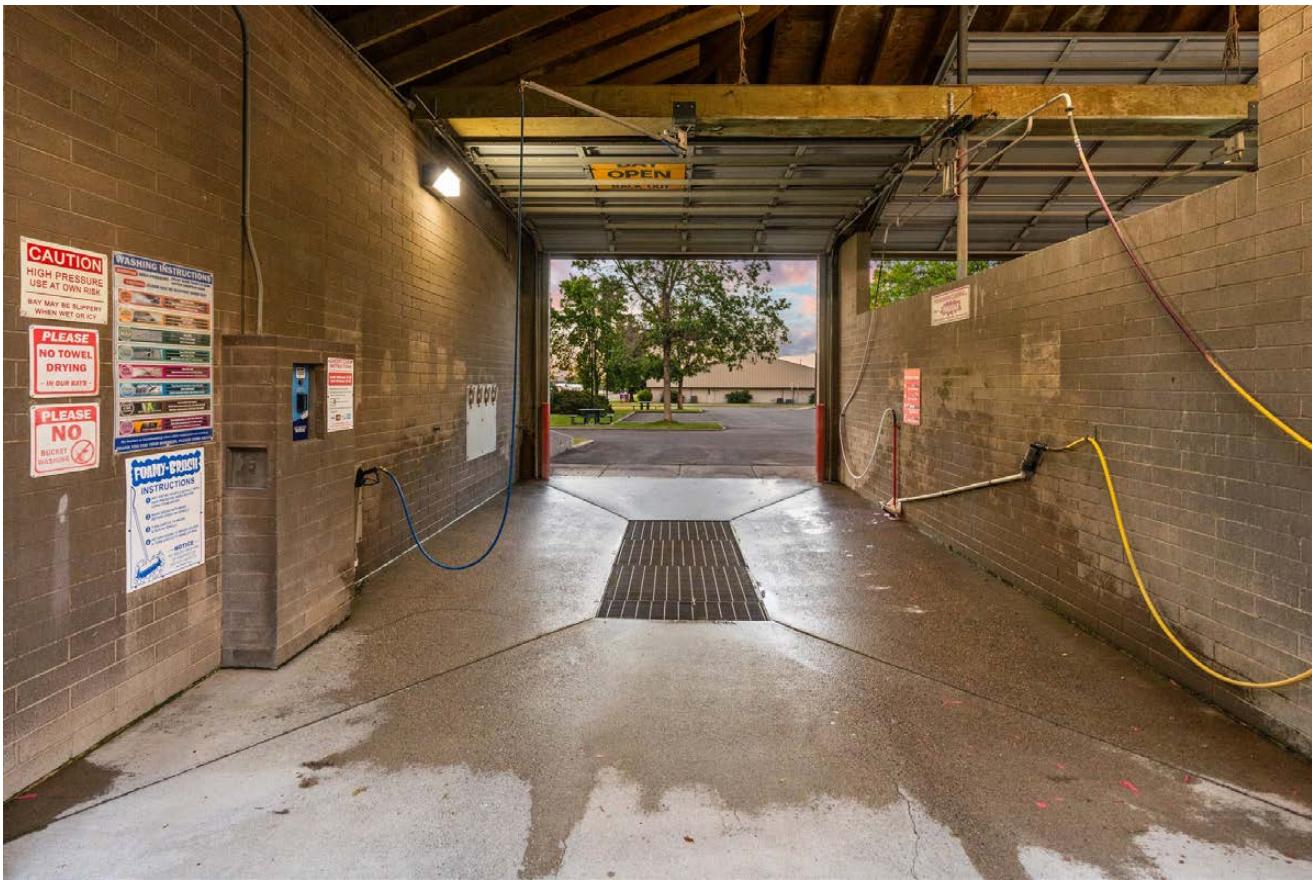


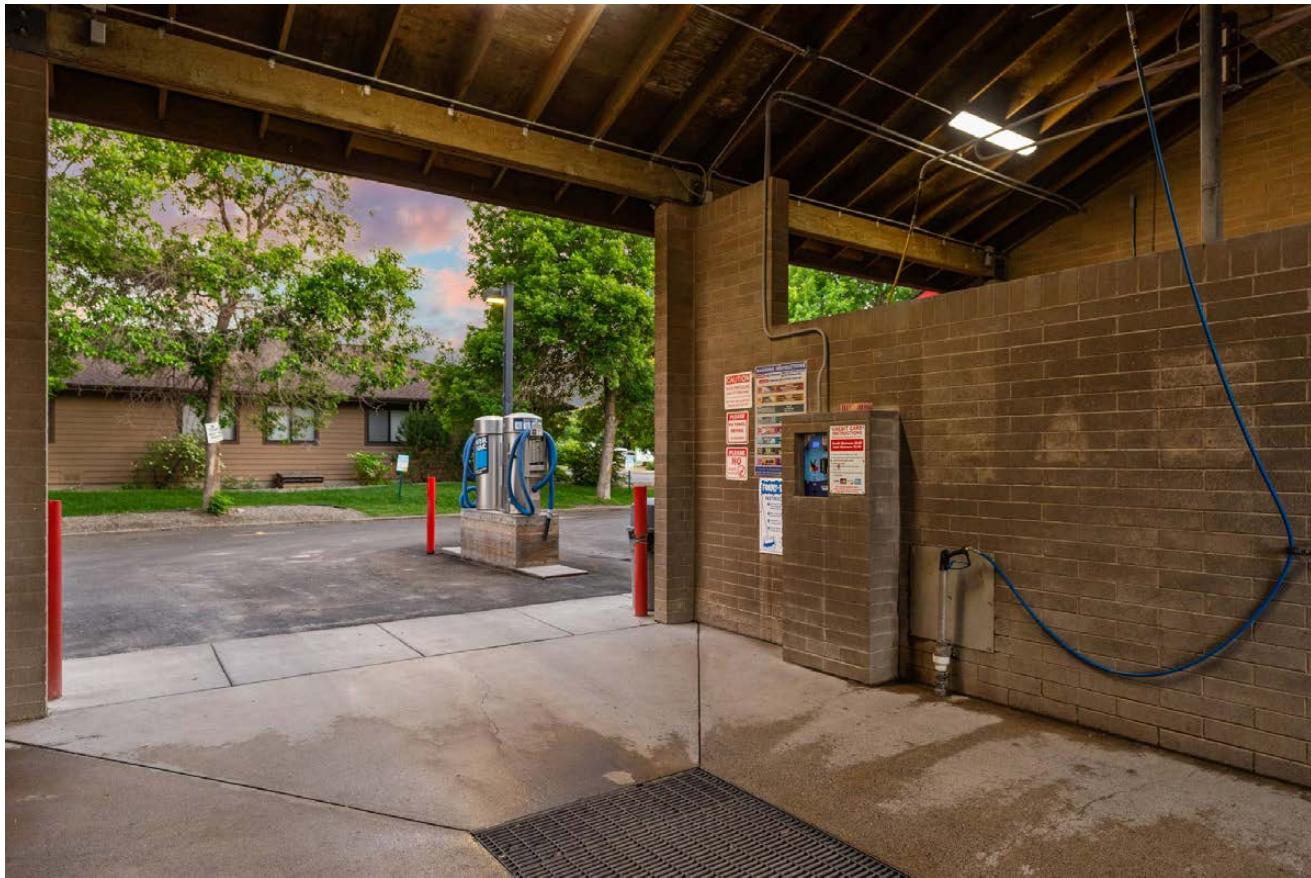








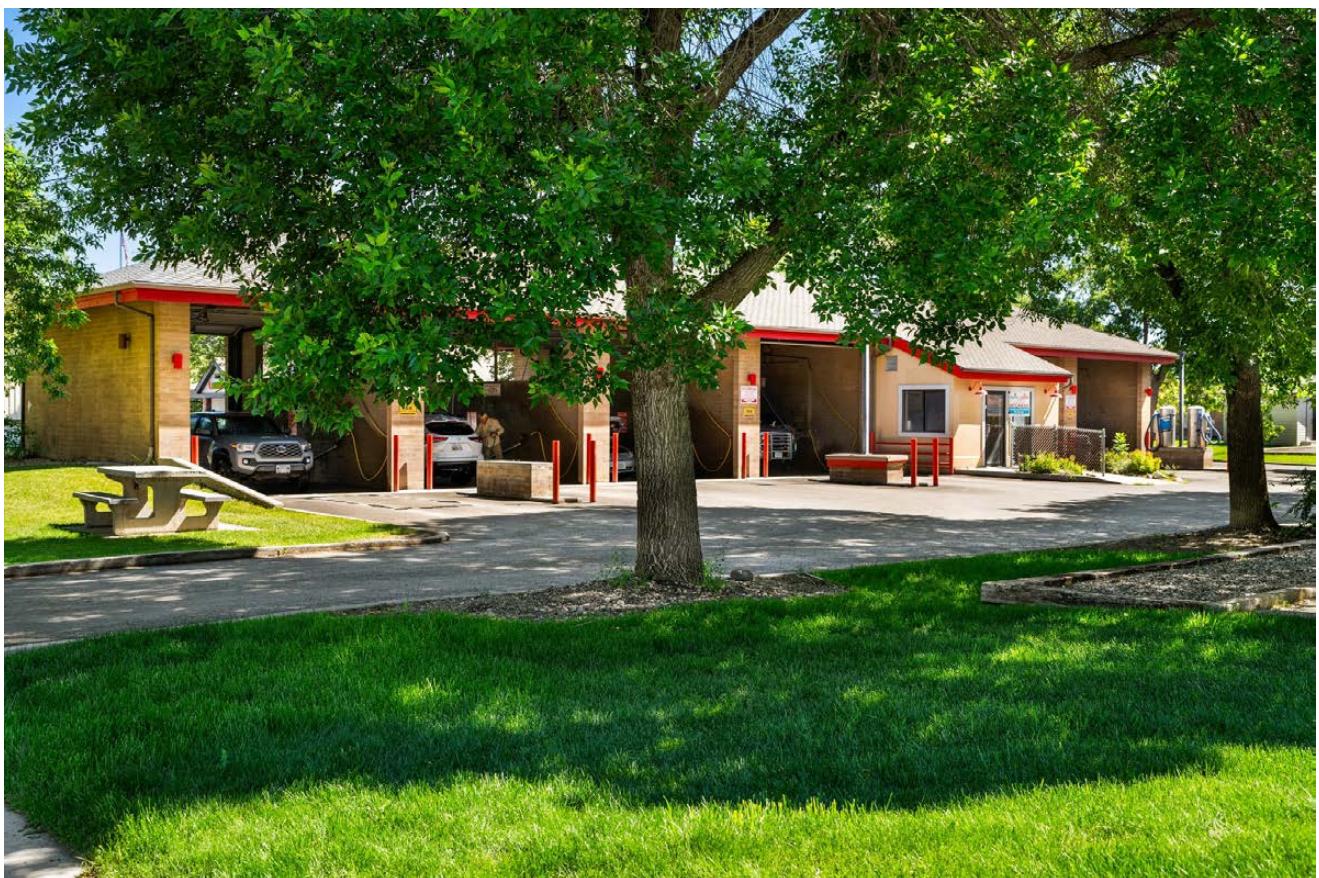


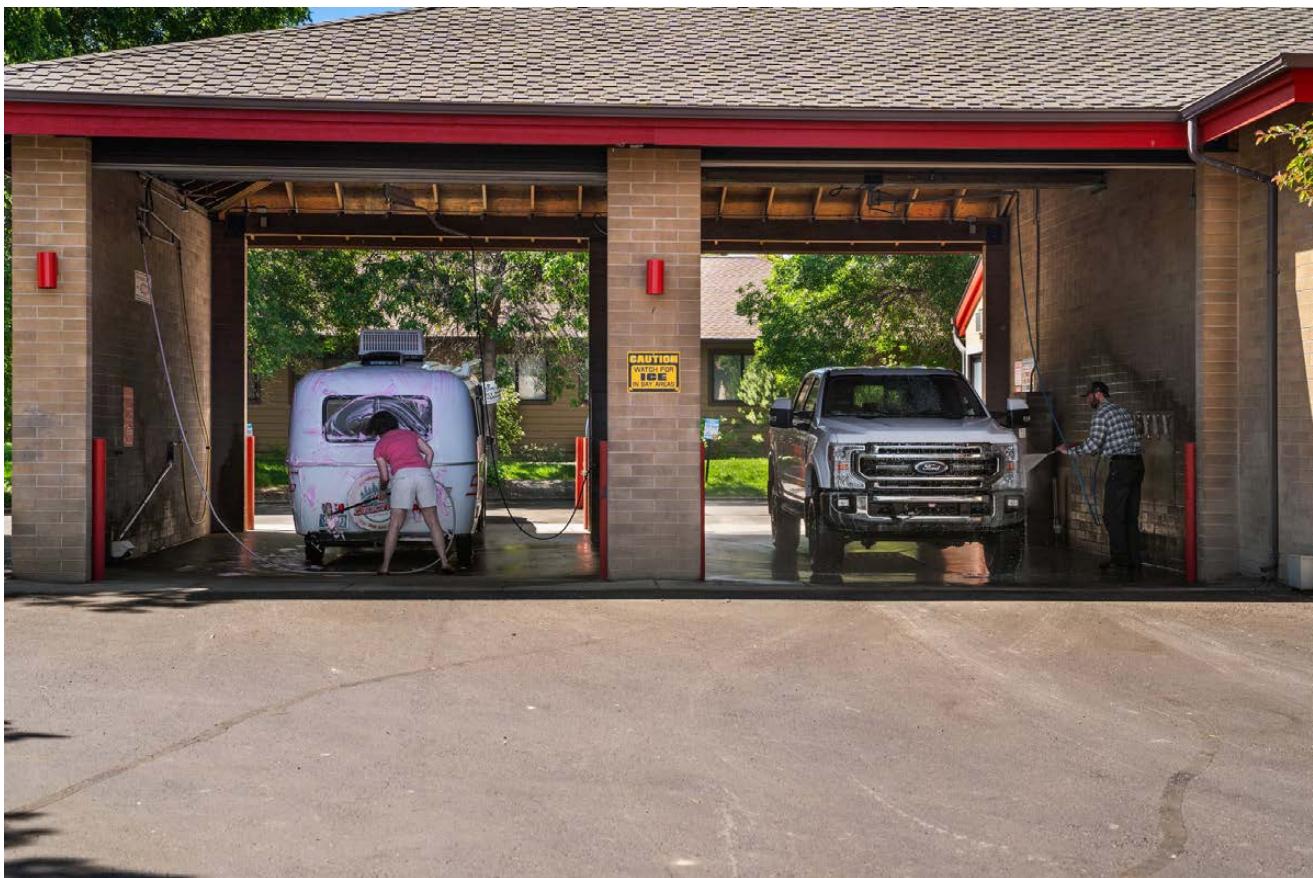
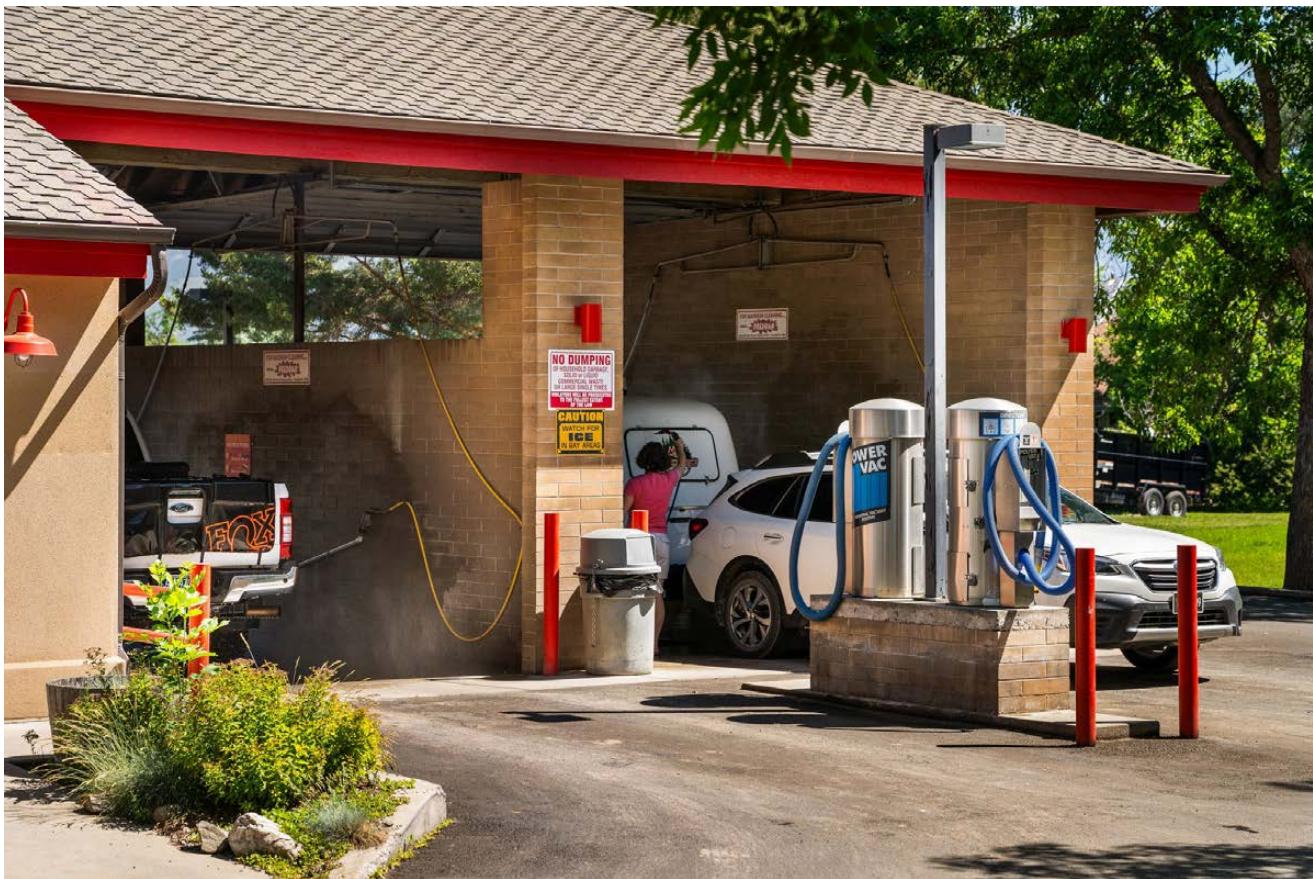




















BOZEMAN, MONTANA

Nestled in the heart of the Rocky Mountains, Bozeman, Montana, is a vibrant and thriving community known for its breathtaking natural beauty, rich cultural heritage, and dynamic outdoor lifestyle.

Surrounded by stunning mountain ranges and lush valleys, Bozeman is a paradise for outdoor enthusiasts. With the Gallatin National Forest, Yellowstone National Park, and numerous rivers and trails at your doorstep, there are endless opportunities for hiking, fishing, skiing, and exploring the great outdoors. Bridger Bowl and Big Sky Resort offer world-class skiing and snowboarding during the winter months, while the warmer seasons invite residents and visitors to enjoy camping, mountain biking, and white-water rafting.

Bozeman is not just about outdoor adventures. The city boasts a lively cultural scene, with numerous art galleries, theaters, and museums. The Museum of the Rockies, affiliated with Montana State University, is renowned for its impressive dinosaur collection and insightful exhibits on the region's history. The Emerson Center for the Arts & Culture provides a platform for local artists and hosts a variety of events throughout the year.

Home to Montana State University, Bozeman is a hub of education and innovation. The university attracts students from all over the world and contributes significantly to the town's dynamic atmosphere. Bozeman is also known for its entrepreneurial spirit, with a growing tech sector and numerous start-ups calling the city home.

Bozeman offers a unique blend of small-town charm and modern amenities. The historic downtown area features a variety of local shops, cafes, and restaurants, offering everything from gourmet cuisine to locally brewed craft beer. The community is welcoming and friendly, with numerous festivals, farmers' markets, and community events that bring people together throughout the year.

With its high quality of life, excellent schools, and vibrant community, Bozeman is an ideal place to call home. Whether you're an outdoor enthusiast, a culture lover, or someone looking for a supportive and innovative community, Bozeman has something to offer everyone.

DEMOGRAPHICS

As of 2023, Bozeman's population was around 59,050, up from 37,300 in 2010. Bozeman is the fourth-largest city in Montana.

Bozeman's median household income is \$74,113, and 64.2% of residents have a bachelor's degree or higher.

Bozeman Yellowstone International Airport (BZN) is Montana's busiest airport and serves as a year-round gateway to Yellowstone National Park. BZN also serves the recreation areas of Big Sky Resort and Bridger Bowl as well as the business centers of Bozeman, Belgrade, Big Sky and Livingston and higher education at Montana State University and the Gallatin College.

Montana also has the highest rate of vehicle registrations per capita, with 184 cars per 100 residents.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains selected information regarding the business and affairs of the property owner located at **502 S 23rd Ave, Bozeman, Montana 59718** and **506 S 23rd Bozeman, Montana 59718** ("Property"). It may not include all the information a prospective purchaser might need. The information provided herein is confidential and solely for the purpose of a review by a prospective purchaser of the Property. It should not be used for any other purpose or shared with anyone without the written consent of the Seller or House of Bozeman Realty.

The materials and information in this Offering Memorandum are unverified. House of Bozeman Realty has not conducted any investigations and makes no warranties or representations concerning square footage, income and expenses, future financial performance, future rent, real estate market conditions, the condition or financial prospects of any tenant, or the tenants' plans to continue occupying space at the property. Prospective purchasers should perform their own due diligence, with the assistance of their accounting, construction, and legal professionals, and seek expert opinions.

The information is partly based on details provided by the Owner and partly on financial information from sources the Owner considers reliable. Neither the Owner nor their officers, employees, or real estate agents make any express or implied representation or warranty regarding the accuracy or completeness of this Offering Memorandum or its contents. No legal liability is assumed or implied with respect to this document. Prospective purchasers should form their own projections and conclusions without relying on the materials provided herein.

By acknowledging receipt of this Offering Memorandum, you agree to:

1. Maintain the confidentiality of the Offering Memorandum and its contents;
2. Hold the information in the strictest confidence;
3. Not directly or indirectly disclose or permit others to disclose this Offering Memorandum or its contents in any manner.

The Seller and House of Bozeman Realty reserve the right to reject any expressions of interest or offers to purchase the Property and to terminate discussions with any party at any time before a written agreement for the purchase and sale of the Property is fully executed and delivered.

If you choose not to pursue negotiations for the acquisition of the Property or later discontinue such negotiations, you agree to return or destroy all materials related to the Property, including this Offering Memorandum. A prospective purchaser's rights with respect to this transaction, the Property, or the information provided herein will be limited to those expressly outlined in an executed Purchase Agreement and subject to its terms. In no event shall a prospective purchaser have any claims against the Owner/Seller, House of Bozeman Realty, or any of their affiliates, officers, directors, shareholders, owners, employees, or agents for any damages or liabilities related to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum does not represent the state of affairs of the Property or imply that there have been no changes since the date of this document. Please note, the Real Estate Broker in this transaction is also a co-owner of the car wash and laundry.

Investment Summary

Duds N Suds Laundry & Duds N Suds Car Wash

Asking Price: \$6,700,000

CAP Rate: 6%

Location: Bozeman, Montana

Turnkey Businesses + Real Estate + Machines/Equip. + Vehicles

Seize this exclusive opportunity to acquire two iconic, strong cash flowing businesses — Duds N Suds Laundry and Duds N Suds Car Wash — packaged with valuable commercial real estate and a large customer base in one of Montana's fastest-growing and most affluent markets.

Positioned on nearly 1 acre of prime commercial land (two 0.49-acre lots), this high-visibility corner offers a rare combination of stabilized revenue, asset appreciation, and expansion potential in the heart of Bozeman, a booming university and tech-driven city with strong demographics.

Strong cash flow on day one! Profitable businesses! Owners are retiring. Will consider selling the Laundry and/or the Car Wash separately. Must have bank letter of credit to obtain financials and sign non-disclosure agreement.

Exclusively Offered by:



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RRE-BRO-LIC-45370



*Broker is one of the co-owners of the car wash and the laundry. Sellers are 2 families: Ballengers and Binfords.