

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 Retail / Free Standing Building investors. Featuring 4 bays, including 2 automatic 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, complemented by 2 boilers (the larger one being 3 years old). Built in 2000, 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.

## PROPERTY HIGHLIGHTS

- 2,444 SF Class A Car Wash
- Zoned C-3 for versatile commercial opportunities
- Meticulously maintained, clean operation inside and out
- 4 bays: 2 automatic, 2 self-service, with radiant heat
- Fully functional equipment, including 2 boilers (one 3 years old)
- Built in 2000 for modern functionality and appeal
- 4 vacuums and Vending Area for additional income opportunities

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	632	1,741	5,703
Total Population	1,248	3,847	12,868
Average HH Income	\$32,940	\$42,121	\$54,392

OFFERING SUMMARY	
Sale Price:	\$995,000
Lot Size:	0.41 Acres
Building Size:	2,444 SF

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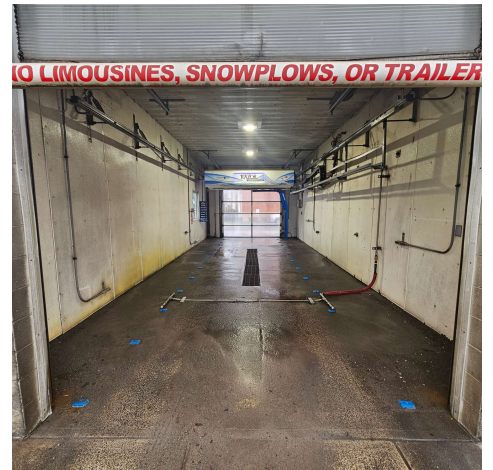
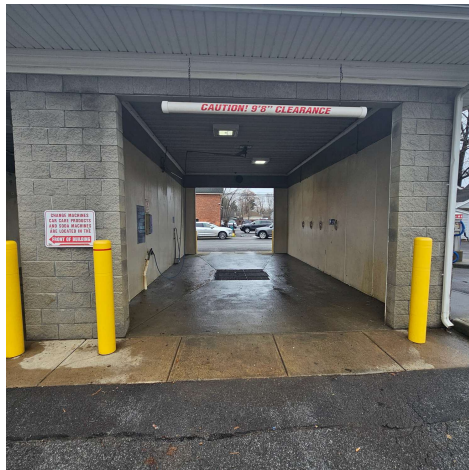
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COMMERCIAL.**  
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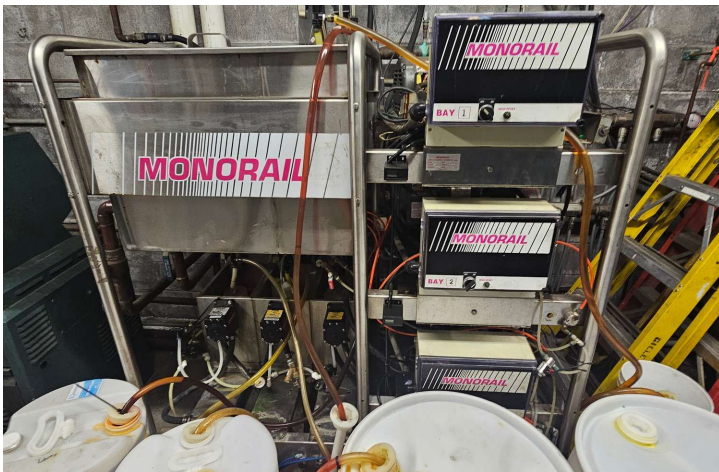
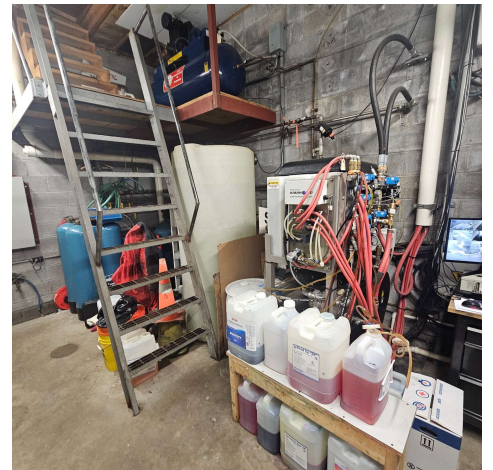
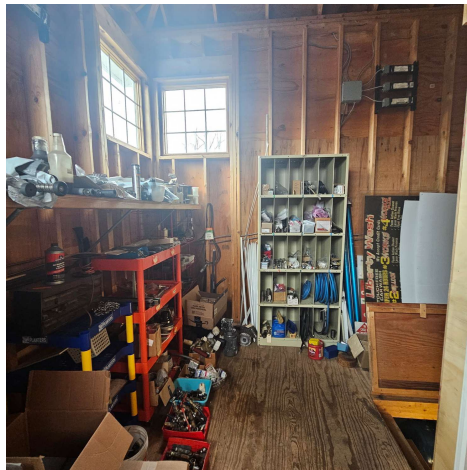
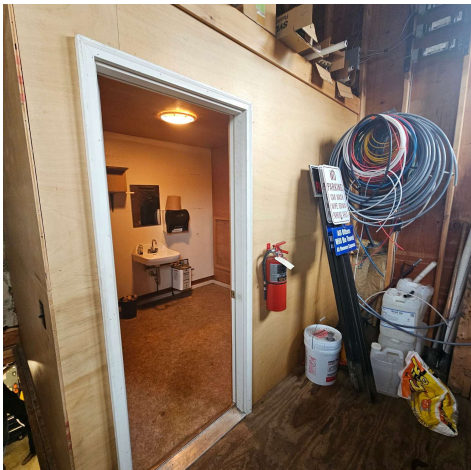
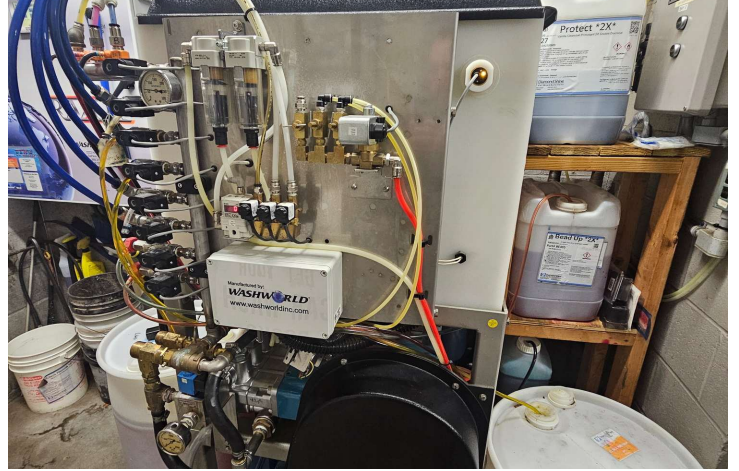
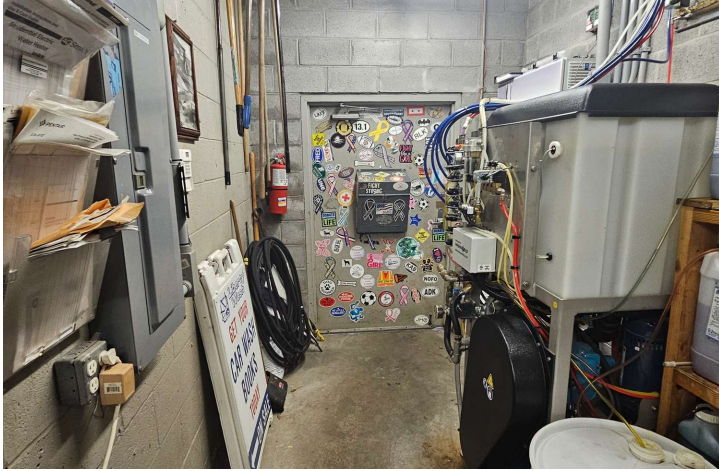
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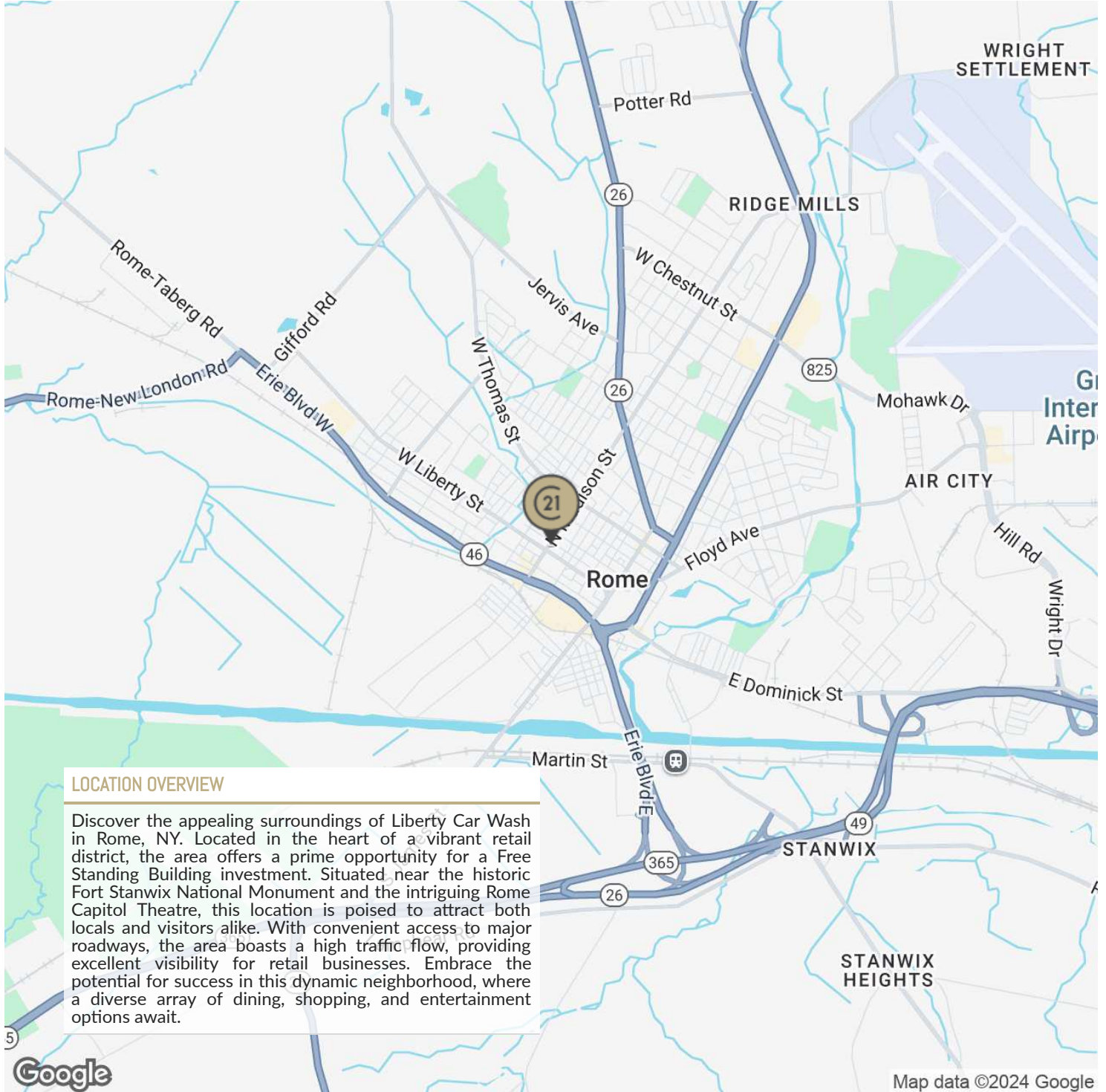
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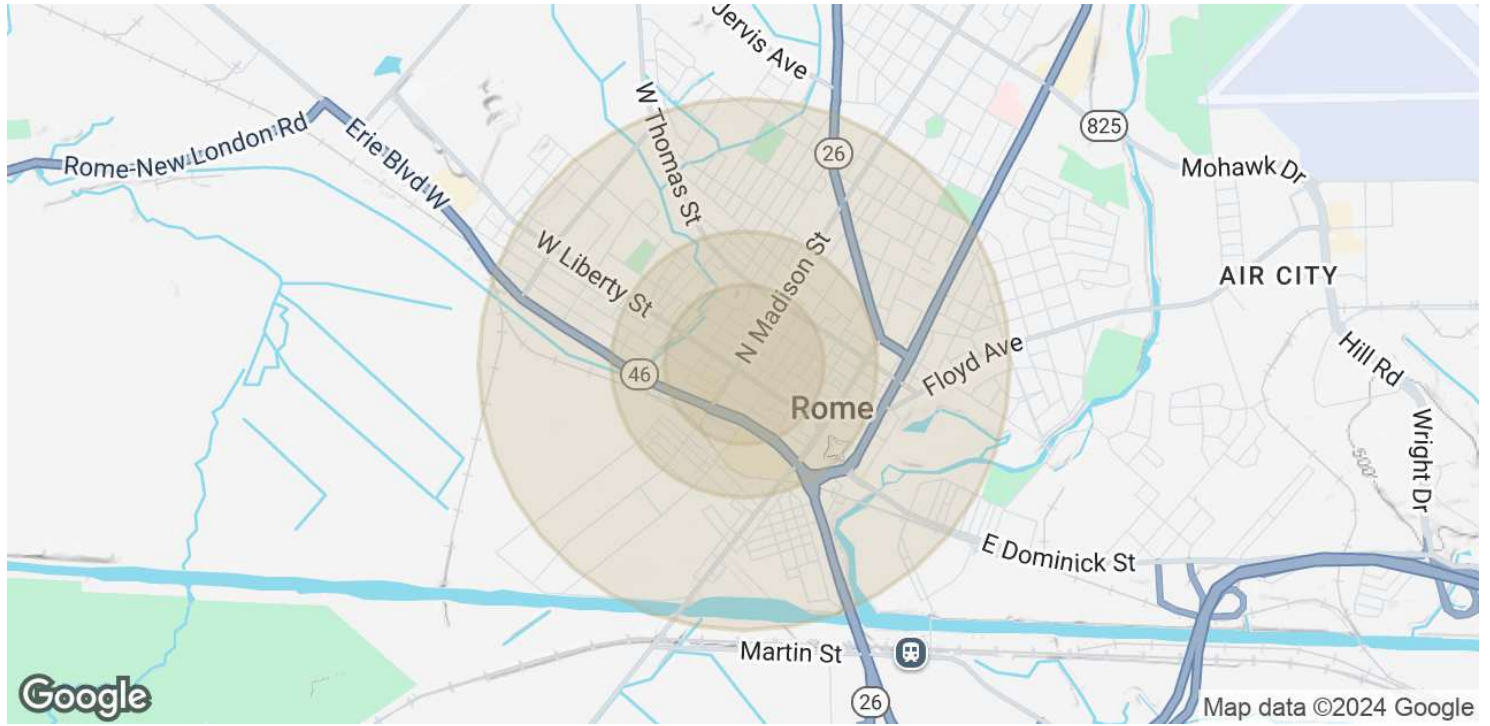
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,248	3,847	12,868
Average Age	39	38	39
Average Age (Male)	37	37	38
Average Age (Female)	41	39	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	632	1,741	5,703
# of Persons per HH	2	2.2	2.3
Average HH Income	\$32,940	\$42,121	\$54,392
Average House Value	\$82,314	\$100,563	\$142,210

Demographics data derived from AlphaMap

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