

# FOR SALE

1045 W Rail Way | Sisters, OR 97759

**NAI**Cascade  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



## Offering Summary

Offering Price	\$950,000
Building Size	1,350 SF
Lot Size	21,344 SF (0.49 AC)
Year Built	2014
Parking	6 spaces
Traffic	10,318 Cars Daily at Hwy 20

## Turnkey, High-Volume Car Wash just off Hwy 20 in Sisters, OR

A rare opportunity to acquire a well-maintained, high-volume car wash in the heart of a loyal and growing community. Situated on the North end of Sisters just off Highway 20, the property benefits from high-traffic neighbors including Ray's Food Place, McDonald's, and Pacific Pride.

Meticulously maintained with sustainability features for cost efficiency and eco-conscious operations.

The facility currently operates with a simple, high-performance model that leaves room for immediate equity growth through subscription modeling, expanding fleet contracts and price adjustments. Contact listing broker for financials.



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**Jeff Reed**  
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The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided including but not limited to square footage. All potential purchasers must take appropriate measures to verify all of the information set forth herein.



243 SW Scalehouse Lp  
Suite 3A  
Bend, OR 97702  
[NAICascade.com](http://NAICascade.com)

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## Property Highlights



**Single automatic wash bay operates as a simple, high-volume car wash with room for immediate upside.**

- Excellent location just off Highway 20 which captures travel traffic at adjacent Pacific Pride, Chevron and McDonald's. Also nearby Sisters high school and growing, high-density neighborhoods.
- Open 24 hours with credit card and cash options and automatic doors in bay.
- AUTECH Soft-Touch System is fast, reliable and efficient.
- In-bay heaters and in-ground ice melt system for year-round operations.
- Two vacuums with credit card and cash options.
- Currently three wash options (\$12, \$13, \$15) which have not been increased in more than two years. No subscription model in-place.
- Two fleet accounts with local law enforcement create reliable, recurring revenue with room for growth.
- Equipped with PurClean™ spot-free reclaim and rinse system which saves fresh water and reduces water costs and increases sustainability. Ensures the highest water treatment quality and reliability and cuts water and sewer costs 65-75%.
- All mechanicals in good working order.
- Established maintenance relationship with NWestCo, located in Portland with a rapid response time, for carwash service, support, maintenance, parts, and chemicals.
- Well-equipped with indoor and outdoor security cameras.
- Additional heated bay with sink, air and floor drain. Perfect for adding detail services or lease out space for additional revenue.



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Retail Map



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## Walt Ramage, Partner/Principal Broker

**Broker specializing in investment sales, and development (horizontal and vertical).**

*Commercial Real Estate Transaction of the Year Recipient 2014, 2019, 2020, 2023, 2024*

Walt excels in performing portfolio analysis, assessing investment opportunities, evaluating ground-up development and negotiating sales and leases. His capacity to understand goals and risk tolerance has created long-term trusted partnerships with his clients.

Walt's sales, development, and marketing experience enable him to close complex multi-million dollar transactions by differentiating his client's assets from other commercial real estate opportunities.

“My background as a developer and as a state licensed assistant appraiser sets me apart. I’ve purchased bare dirt and gone vertical. I’ve been in the trenches. I’ve been the one personally guaranteed on a note. I’ve experienced development pressures first-hand and understand how to perform and build a project under budget, on time or ahead of schedule. I’ve been the one doing the lease up and put those leases in place. That experience gives me a unique perspective because of all the intricacies that come with constructing something, while keeping in mind the leasability of the product to achieve the overall return for my clients and their partners.”



## Jeff Reed, Broker

**Broker specializing in investment, industrial and land sales and development.**

*Commercial Real Estate Transaction of the Year Recipient 2023*

Jeff’s entrepreneurial background led him to commercial real estate where he applies his firsthand investment experience to help his clients establish and build healthy, life-long portfolios. Jeff provides his clients with the same critical market knowledge, investment assessment and strategic support that he personally values as an investor.

Jeff expertly guides his clients through the acquisition, ownership/management and finally the disposition of the real estate investment process. He works closely with investors of all levels of experience to grow their understanding of economic drivers that crucially affect the real estate market. “I love helping people earn money. I work ethically and aggressively on behalf of my clients to ensure their long-term financial stability and return on investment.”

His passion for the commercial investment world includes sales and extends to leasing. His in-depth understanding of property management and its effect on income stream and property value add to the comprehensive wealth of knowledge Jeff brings to the table.



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