



Stillwell
COIN LAUNDRY
CAR WASH
SELF STORAGE

DROP OFF
YOUR
LAUNDRY
\$1.10 LB

For Sale

One-of-a-Kind Investment

Stillwell Coin Laundry,
Car Wash, & Self-Storage
455 Hwy 314 SW
Los Lunas, NM 87031

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Property Profile

Details

Sale Price \$698,698

Price PSF \$97.18 PSF

Space Available ± 7,190 SF
Laundry: ± 1,500 SF
Car Wash: ± 1,980 SF
Self Storage: ± 3,710 SF

Lot Size 0.62 Acres

Zoning C-1 (Retail Commercial)

Features

- Built in 1985 by Bobby Stillwell
- One owner/operator since inception
- Property over engineered - Concrete split face block and steel purlin construction
- Foundation and roof of laundry building engineered for a 2nd story apartment
- 3-Bay Self-Service Car Wash with Vacuum Canopy
- Laundry – tumble dryers (12) and washing machines (24)
- Plumbed to provide hot water in both directions for carwash and laundry, ensuring both facilities can operate with minimal waste and cost
- Fenced Playground on-site
- Parcel numbers: 1009038246202000000 and 1009038247210000000
- Pole sign along Highway 314
- 12 Parking Spaces
- Price does not attribute value to the equipment or business income



Self Storage Financial Analysis

Income (Annualized)	Market	PSF
Base Rent	\$51,000.00	\$13.75
Less: Currency Vacancy	\$2,550.00	\$0.69
Total Gross Income	\$48,450.00	\$13.06

Operating Expenses

Real Property Taxes	\$3,138.00	\$0.85
Insurance	\$400.00	\$0.11
Maintenance & Repairs	\$1,100.00	\$0.30
General & Administrative	\$2,100.00	\$0.57
Reserves	\$400.00	\$0.11
Utilities (Electric, Water, Sewer, Refuse)	\$900.00	\$0.24
Total Estimated Operating Expenses	\$8,038.00	\$2.17
Net Operating Income	\$40,142.00	\$10.89
Capitalization Rate (11.89%)	\$340,000.00	\$91.64

Unit Breakdown		Current Rent	Market Forecast
5 x 4	4	\$40.00	\$50.00
5 x 10	10	\$50.00	\$75.00
10 x 10	30	\$60.00	\$110.00
Total	44		



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Intersection Aerial

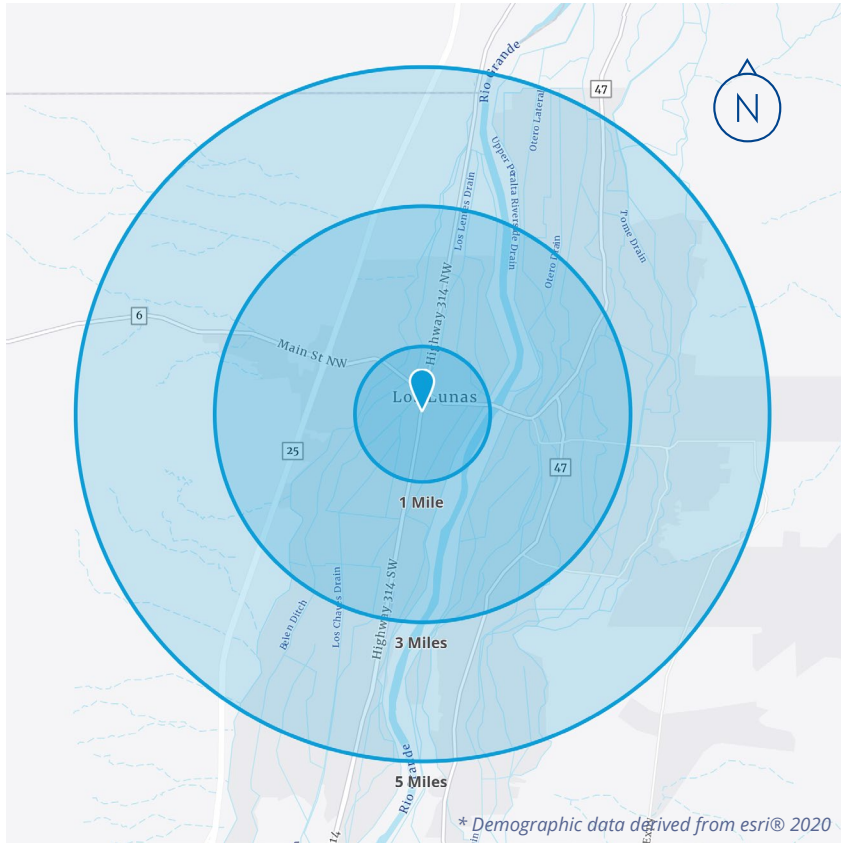


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Property Gallery



Demographics*



* Demographic data derived from esri® 2020

	1 MILE	3 MILES	5 MILES
Population	5,219	25,832	41,932
Households	2,028	9,043	14,975
Median Age	38.1	39.0	40.3
Average HH Income	\$68,048	\$88,376	\$90,002
Per Capita Income	\$25,894	\$32,405	\$32,899
Daytime Population	6,163	24,742	36,512
College Education	33.6%	37.7%	36.7%



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