

Eastern Car Wash

800 N Eastern Ave, Moore, OK 73160



PROPERTY OVERVIEW

Car wash consisting of 7 self serve bays and 1 touch free auto. The wash is located in east Moore just north of Moore High School.

LOCATION OVERVIEW

Located just south of 12th Street on the east side of Eastern.

PROPERTY SUMMARY

Sale Price:	\$650,000
NOI:	\$45,313
Lot Size:	0.76 Acres
Building Size:	5,599 SF
Year Built:	1999
Zoning:	C1
Market:	Oklahoma City
Sub Market:	Moore
Cross Streets:	NE 12th Ave and N Eastern Ave

FOR MORE INFORMATION, PLEASE CONTACT:

Chris Anderson, CCIM Principal | P: 405.285.2100 X103 | canderson@grantgroupok.com

grantgroupok.com

Eastern Car Wash

800 N Eastern Ave, Moore, OK 73160



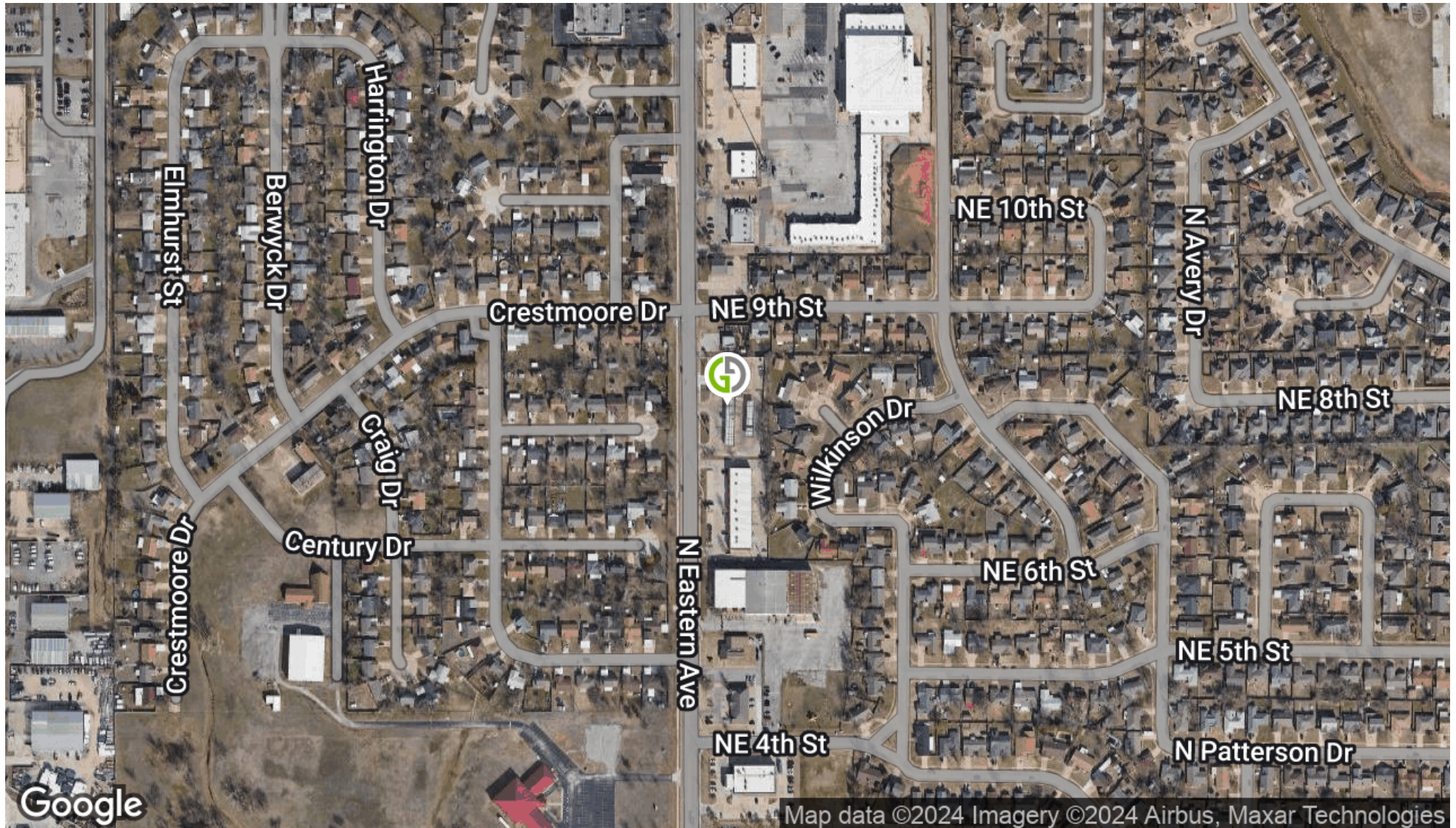
FOR MORE INFORMATION, PLEASE CONTACT:

Chris Anderson, CCIM Principal | P: 405.285.2100 X103 | canderson@grantgroupok.com

grantgroupok.com

Eastern Car Wash

800 N Eastern Ave, Moore, OK 73160



FOR MORE INFORMATION, PLEASE CONTACT:

Chris Anderson, CCIM Principal | P: 405.285.2100 X103 | canderson@grantgroupok.com

grantgroupok.com

Eastern Car Wash

800 N Eastern Ave, Moore, OK 73160



INCOME SUMMARY

2023

GROSS INCOME

\$84,238

GROSS INCOME

\$84,238

EXPENSES SUMMARY

2023

INSURANCE

\$4,884

CHEMICALS

\$959

MAINTENANCE

\$512

CREDIT CARD FEES

\$1,613

PERSONAL & PROPERTY TAXES

\$9,000

ELECTRIC

\$4,604

GAS

\$2,706

TELEPHONE

\$873

WATER

\$13,774

OPERATING EXPENSES

\$38,925

NET OPERATING INCOME

\$45,313

FOR MORE INFORMATION, PLEASE CONTACT:

Chris Anderson, CCIM Principal | P: 405.285.2100 X103 | canderson@grantgroupok.com

grantgroupok.com

Eastern Car Wash

800 N Eastern Ave, Moore, OK 73160



POPULATION

Total Population
Average Age
Average Age (Male)
Average Age (Female)

1 MILE

12,102
39
37
41

3 MILES

73,354
37
36
38

5 MILES

155,843
38
37
39

HOUSEHOLDS & INCOME

Total Households
of Persons per HH
Average HH Income
Average House Value

1 MILE

4,615
2.6
\$89,075
\$199,308

3 MILES

28,102
2.6
\$84,981
\$215,933

5 MILES

59,430
2.6
\$86,779
\$231,112

Demographics data derived from AlphaMap

FOR MORE INFORMATION, PLEASE CONTACT:

Chris Anderson, CCIM Principal | P: 405.285.2100 X103 | canderson@grantgroupok.com

grantgroupok.com

Eastern Car Wash

800 N Eastern Ave, Moore, OK 73160



CHRIS ANDERSON, CCIM

Principal

canderson@grantgroupok.com

Direct: **405.285.2100 x103** | Cell: **405.408.9098**

PROFESSIONAL BACKGROUND

Chris Anderson is a principal and one of two managing partners of Grant Group. Chris specializes in the acquisition and disposition of income producing properties with an emphasis on car washes, self storage, multifamily and net leased buildings.

Prior to forming Grant Group, Chris was both a top performing investment advisor for another prominent commercial real estate firm in Oklahoma as well as an associate for a well known real estate investment trust (REIT) that owns and operates over 26,000 apartment units and roughly 2,000,000 SF of retail space stretching from New Jersey to Florida and throughout the central U.S. in states such as Oklahoma, Kansas and Missouri. Chris was responsible for overseeing all aspects of leasing and marketing for the firm's Oklahoma portfolio. He was also an integral part of a small group of individuals that evaluated potential acquisitions for the company.

Chris attended the University of Central Oklahoma where he studied business administration. He holds the very prestigious Certified Commercial Investment Member (CCIM) designation which approximately only 6% of the 150,000 commercial practitioners nationwide hold.

Chris currently serves on the Board of Directors for the Edmond Chamber of Commerce as well as the Edmond Park and Recreation Board.

He is also a member of the National Association of Realtors (NAR), Realtors Commercial Alliance (RCA) and the Commercial Real Estate Council (CREC).

Grant Group
123 S. Broadway, Suite 100
Edmond, OK 73034
405.285.2100

FOR MORE INFORMATION, PLEASE CONTACT:

Chris Anderson, CCIM Principal | P: 405.285.2100 X103 | canderson@grantgroupok.com

grantgroupok.com