



FOR SALE



## COMMUNITY CAR WASH PORTFOLIO

Three Locations in Central New York: Sherrill & Oneida

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# EXECUTIVE SUMMARY



## PROPERTY DESCRIPTION

Offered for sale is the Community Car Wash Portfolio, comprising three operating car wash locations across four tax parcels situated in Oneida and Madison Counties, New York. The portfolio includes a high-performing flagship site and two complementary locations, all operating 24/7 with diversified revenue from automatic and self-serve wash operations, as well as additional income from storage units, salon rental, and a dog wash. Strategically positioned along key traffic corridors and retail access points, the properties benefit from strong visibility and consistent local demand. Seller financing is available, providing additional flexibility for qualified buyers.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,193	3,596	8,415
Total Population	2,709	8,304	19,364
Average HH Income	\$103,776	\$98,375	\$86,897

## PORTFOLIO HIGHLIGHTS

- Three operating car wash locations / four tax parcels in Oneida and Madison Counties, NY
- Established Community Car Wash brand with long-term ownership
- 24/7 operations with automatic and self-serve wash configurations
- Diversified income including storage units, hair salon rent, and dog wash
- Prime positioning along Route 5, Walmart Plaza access, and Route 365A
- Seller Financing Available for Qualified Buyers

## OFFERING SUMMARY

Sale Price:	\$2,595,000
Number of Units:	3
NOI:	\$366,252.00
Cap Rate:	14.11%

# INCOME & EXPENSES

## INCOME SUMMARY

Automatic Wash Revenue	\$459,872
Self Service Wash Bays	\$96,862
Hair Salon	\$26,520
Dog Wash	\$8,000
Storage Units	\$18,000
<b>GROSS INCOME</b>	<b>\$609,254</b>

## EXPENSES SUMMARY

Real Estate Taxes	\$19,875
Insurance	\$12,450
Water + Sewer	\$69,341
National Grid (Power + Gas)	\$30,517
Trash	\$4,766
ICS Fee	\$4,950
Sales Tax	\$37,950
Credit Card Fees	\$20,479
Auto Wash Services (Soap + Repairs)	\$42,674
<b>OPERATING EXPENSES</b>	<b>\$243,002</b>
<b>NET OPERATING INCOME</b>	<b>\$366,252</b>

# 203 E State St (Route 5), Sherrill, NY 13461



## PROPERTY DESCRIPTION

Offered for sale is the Community Car Wash located at 203 East State Street (Route 5) in Sherrill, NY. This property serves as the flagship location of the portfolio and is the strongest performer, generating the majority of overall cash flow. The site is positioned along a primary east-west corridor connecting Sherrill, Oneida, and Vernon, providing strong visibility, convenient access, and consistent local traffic. The facility operates 24/7 and features two automatic bays (Razor installed in 2018 and WashWorld installed in 2012) along with self-serve bays, allowing it to efficiently serve repeat customers and pass-through traffic.

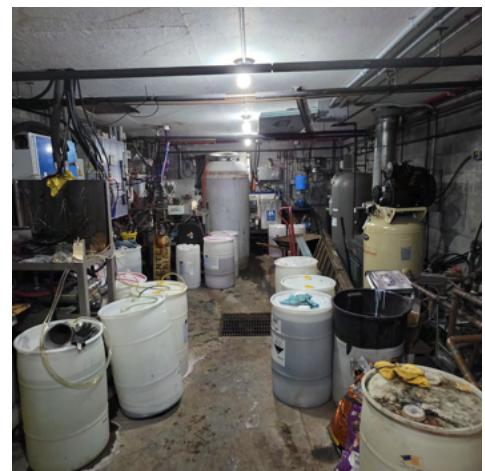
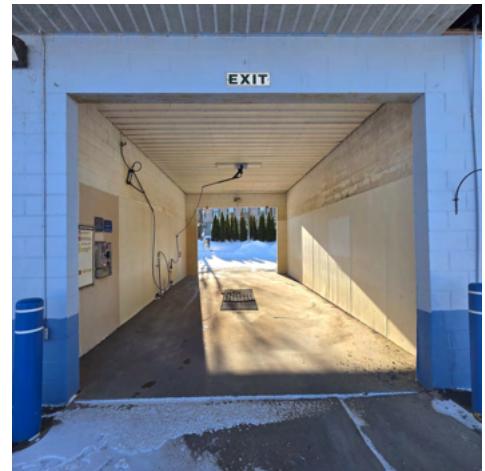
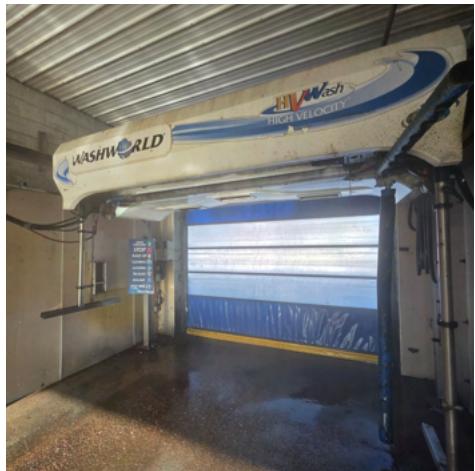
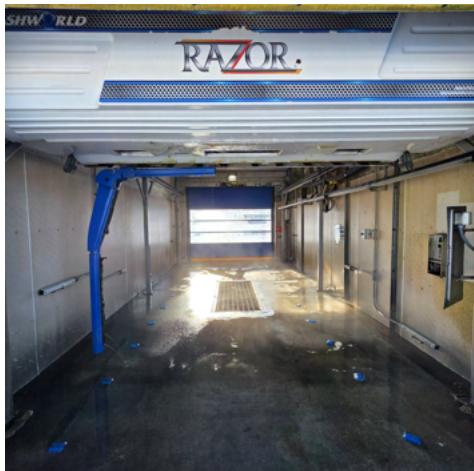
Recent upgrades include new bay doors, exterior repainting, and LED lighting, enhancing curb appeal and operational efficiency. The property also benefits from upgraded water infrastructure that supports simultaneous operation of both automatic bays.

In addition to wash operations, the site includes 24 on-site storage units (10' x 10'), providing a stable, diversified income stream. With limited competing supply in the immediate market, the Sherrill location offers a well-maintained, income-producing asset suitable for an owner-operator or investor.

## PROPERTY HIGHLIGHTS

- Flagship 24/7 operating car wash with strong historical performance
- Two automatic bays (Razor 2018, WashWorld 2012) plus self-serve bays
- 24 on-site storage units (10' x 10') providing diversified, non-wash income
- Recent capital improvements including new bay doors, exterior repainting, and LED lighting
- High-visibility location along Route 5 with convenient ingress and egress

# 203 E STATE ST, SHERRILL, NY 13461 PHOTOS



1029 ONEIDA PLAZA DR, ONEIDA, NY 13421



## PROPERTY DESCRIPTION

Offered for sale is the Community Car Wash located at 1029 Oneida Plaza Drive in Oneida, NY, positioned along the primary access road serving the Walmart Plaza retail corridor. This site benefits from strong retail-driven traffic, excellent visibility, and convenient ingress and egress generated by surrounding national and local tenants.

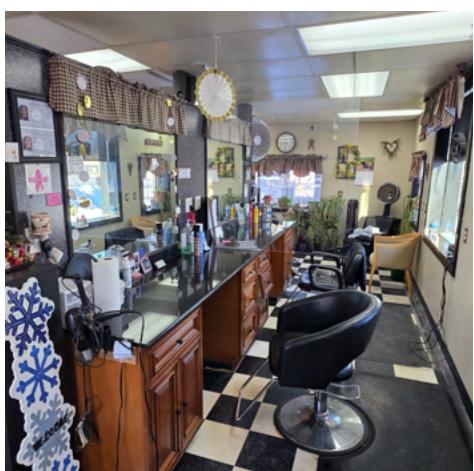
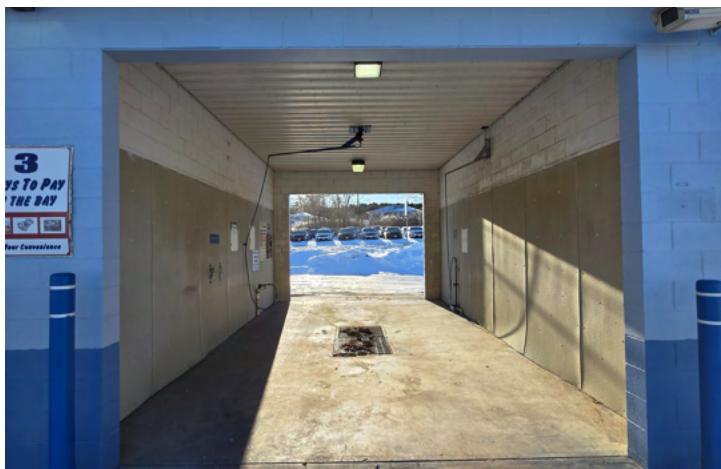
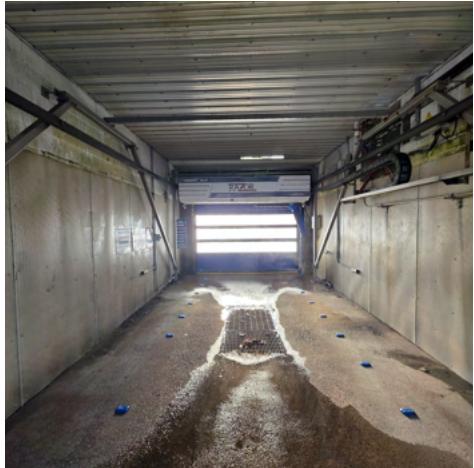
The property operates 24/7 and includes an automatic wash bay and self-serve bays, serving both plaza traffic and nearby residential neighborhoods. The offering also includes a separate parcel at 1598 Upper Lenox Avenue, which houses the Best Cuts hair salon, providing recurring rental income through a booth-rental model.

In addition, the site features on-site batting cages (currently inactive but operable), offering potential value-add or reactivation upside. With diversified income streams and a strategic retail-oriented location, the Oneida Plaza site complements the portfolio as a stable, income-producing asset in Central New York.

## PROPERTY HIGHLIGHTS

- 24/7 operating car wash located along the primary access road to the Walmart Plaza
- Automatic wash bay and self-serve bays with modern payment systems
- Additional income streams from Best Cuts hair salon (separate parcel)
- On-site batting cages (inactive but operable), offering value-add potential
- High-exposure retail corridor with strong daily traffic and convenient access

# 1029 ONEIDA PLAZA DR, ONEIDA, NY 13421 PHOTOS



# 282 WILSON ST, ONEIDA, NY 13421



## PROPERTY DESCRIPTION

Offered for sale is the Community Car Wash located at 282 Wilson Street in Oneida, NY, a neighborhood-oriented car wash positioned along the Route 365A corridor. The site serves surrounding residential areas and local traffic, providing consistent repeat demand in a stable Central New York market.

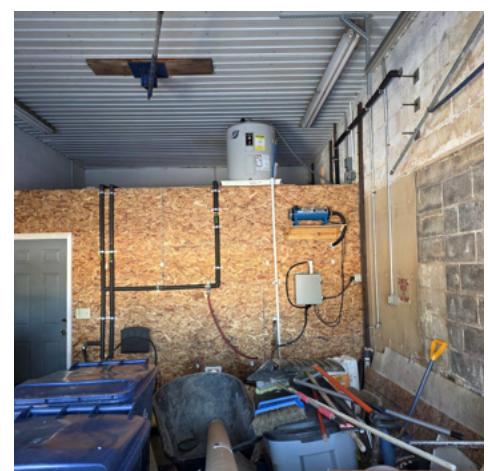
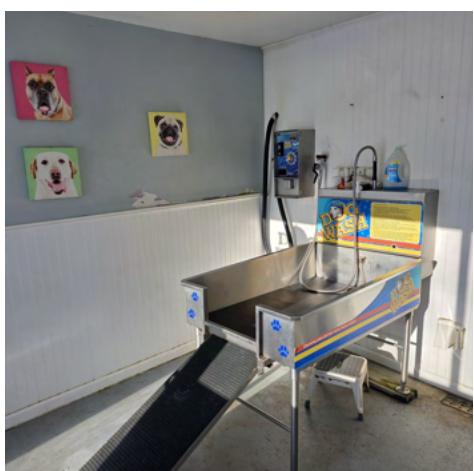
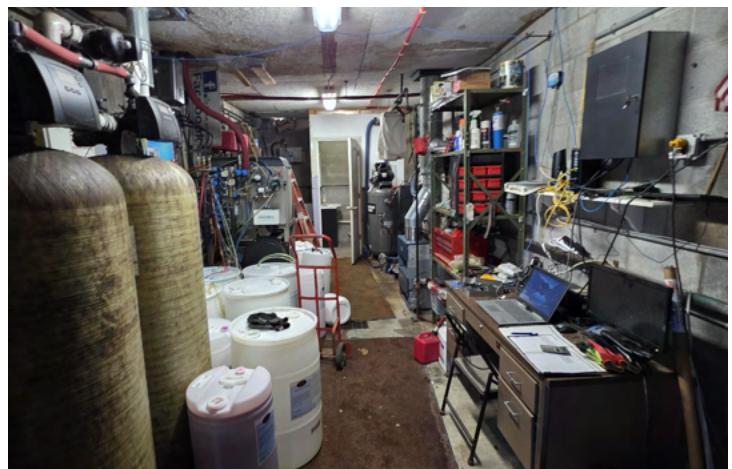
The property operates 24/7 and features an automatic wash bay and self-serve bays, allowing it to efficiently serve a broad customer base throughout the day. The site also includes an on-site dog wash, which provides an additional and differentiated revenue stream beyond traditional wash operations.

With convenient access, multiple entry points, and limited competing car wash supply in the immediate area, the Wilson Street location functions as a complementary asset within the broader portfolio. This site is well-suited for continued operation as part of a multi-location platform or for further optimization by a new owner.

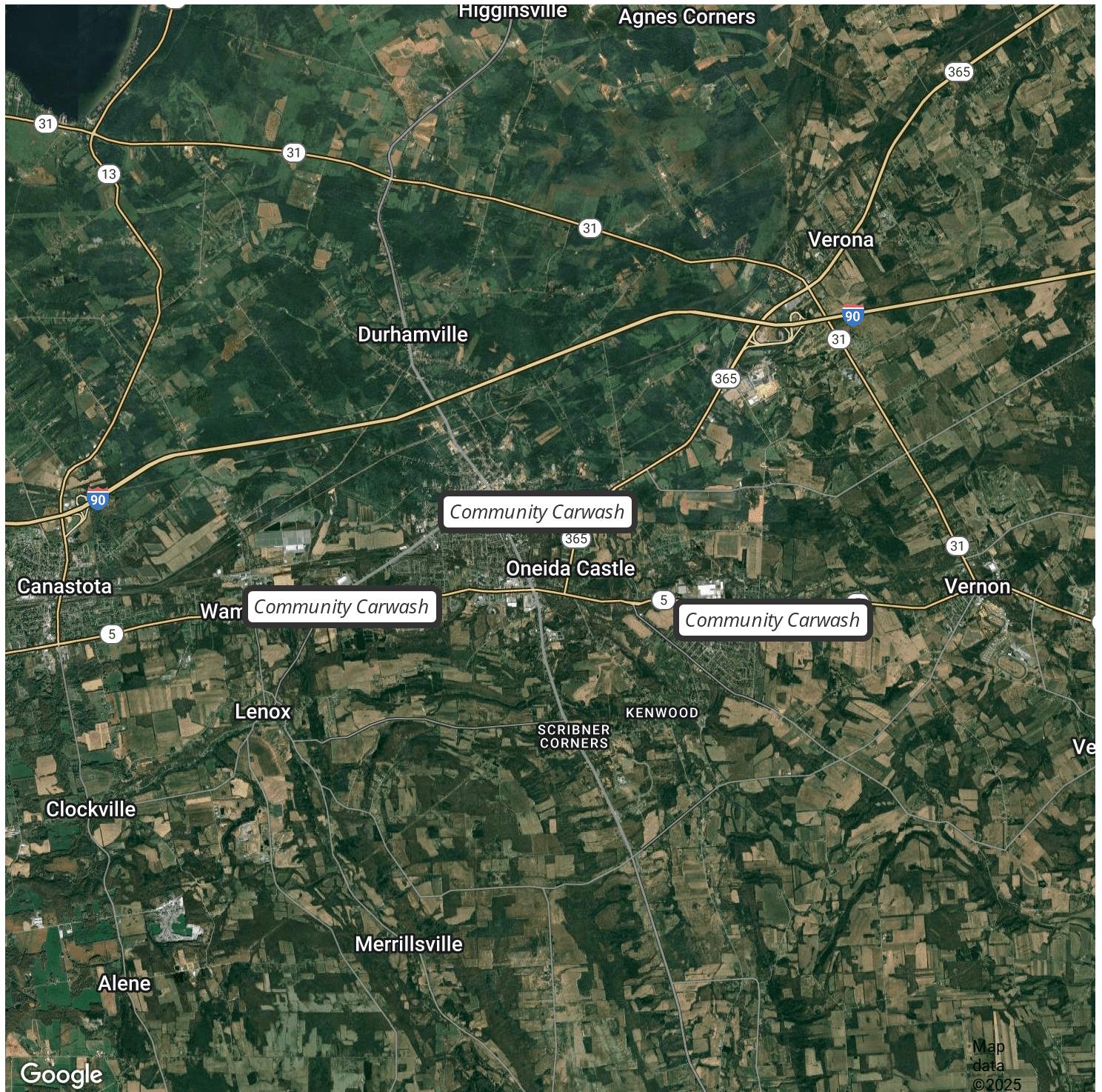
## PROPERTY HIGHLIGHTS

- Established 24/7 operating car wash serving surrounding residential neighborhoods
- Automatic wash bay and self-serve bays with modern payment capability
- On-site dog wash providing additional, differentiated income
- Visible location along the Route 365A corridor with convenient access
- Limited competing car wash supply in the immediate trade area

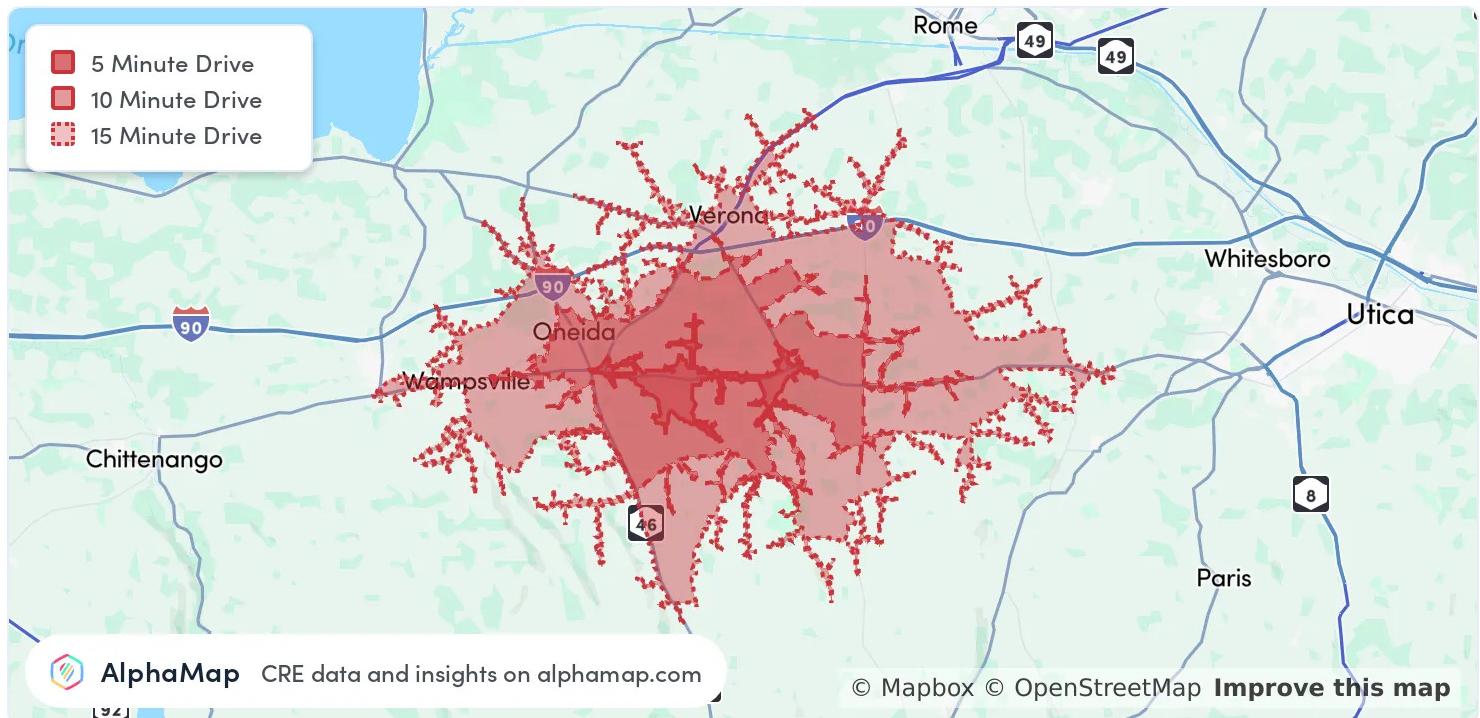
# 282 WILSON ST, ONEIDA, NY 13421 PHOTOS



# REGIONAL LOCATION MAP



# AREA ANALYTICS



POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	3,977	13,937	22,364
Average Age	44	43	43
Average Age (Male)	43	42	42
Average Age (Female)	46	44	44

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	1,751	6,158	9,630
Persons per HH	2.3	2.3	2.3
Average HH Income	\$100,541	\$85,667	\$88,427
Average House Value	\$228,754	\$229,213	\$226,134
Per Capita Income	\$43,713	\$37,246	\$38,446

Map and demographics data derived from AlphaMap