

FOR SALE



TURN-KEY CAR WASH

7486 Van Buren Rd, Baldwinsville, NY 13207



PROPERTY DESCRIPTION

This property offers Five Self Service, One Touch-Free and One Conveyor Operated Wash Bay in a 6,400 +/- SF building on 1.39 +/- acres. All facilities are currently operating and ready for a new owner. The sale price includes the real property with equipment and business assets.

Owner Retiring after 50 Years in the Business.

Note: This offering is a property and equipment sale only. Financial statements are not being offered.

Available as a portfolio or individual locations. Contact the Listing Agent for details.

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	220	773	2,209
Total Population	440	1,508	4,357
Average HH Income	\$76,838	\$76,176	\$77,281

PROPERTY HIGHLIGHTS

- Highly Visible Location
- Baldwinsville/Liverpool NY Market
- Fully Operating
- Owner Retiring After 50 Years
- Mix of Self-Serve & Automatic Car Washes
- Sale Price Includes Property & Equipment

OFFERING SUMMARY

Sale Price:	\$1,100,000
Lot Size:	1.39 Acres
Building Size:	6,400 SF

TOM LISCHAK, CCIM
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CENTURY 21
COMMERCIAL.
Bridgeway Realty

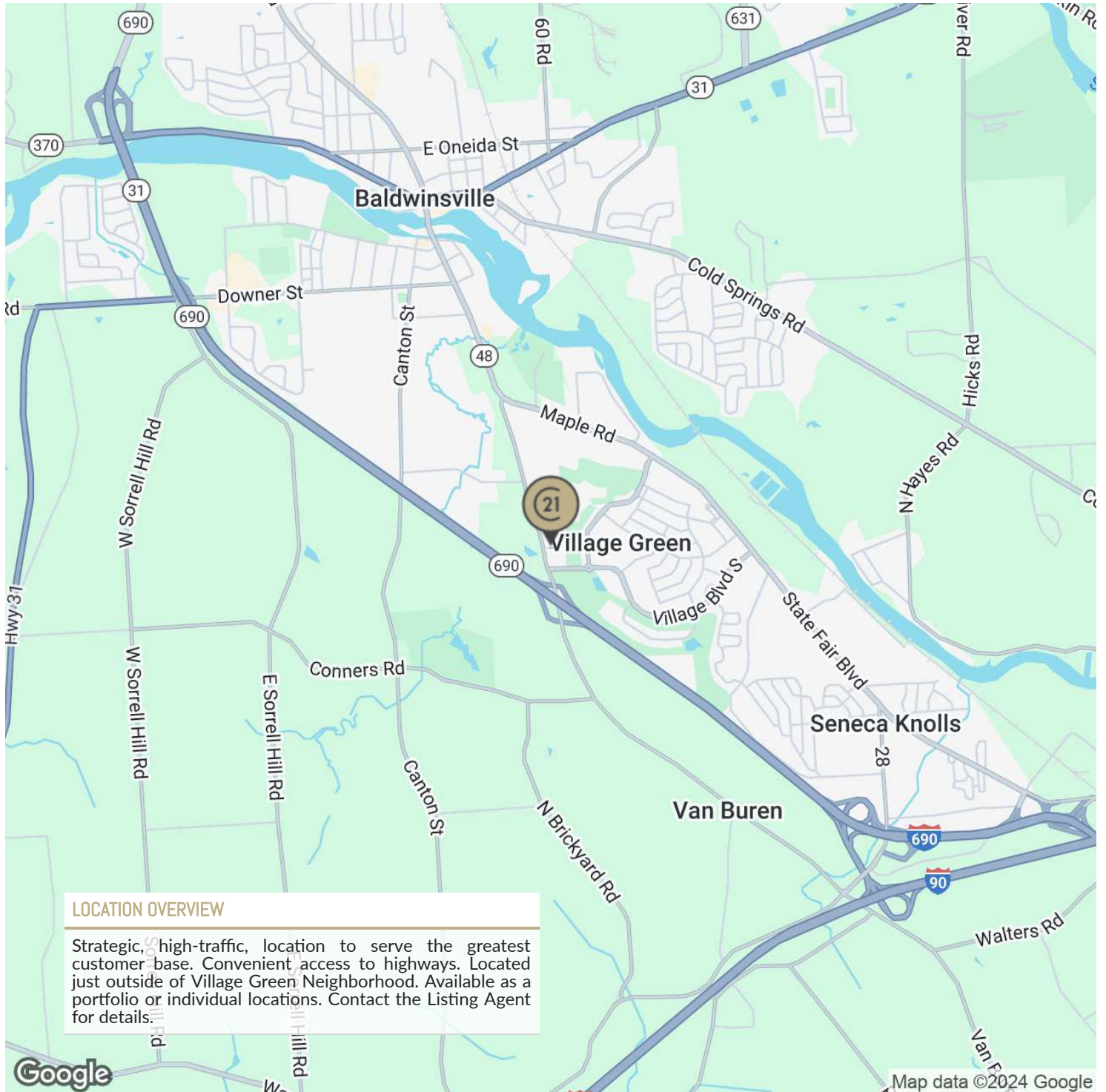


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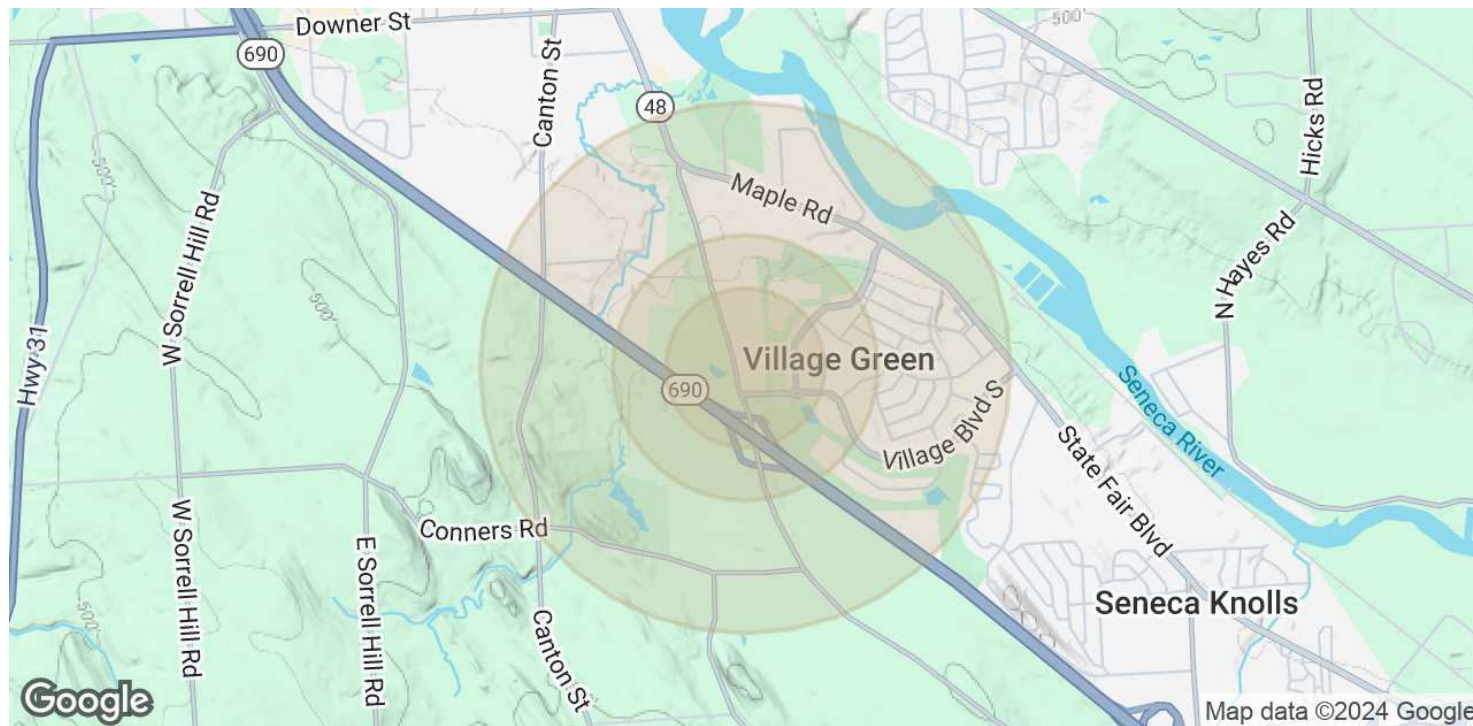
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	440	1,508	4,357
Average Age	46	45	44
Average Age (Male)	43	42	42
Average Age (Female)	48	47	45
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	220	773	2,209
# of Persons per HH	2	2	2
Average HH Income	\$76,838	\$76,176	\$77,281
Average House Value	\$180,176	\$164,441	\$160,603

Demographics data derived from AlphaMap

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