

1600 WASHINGTON AVE

Frankfort, IN 46041



PROPERTY DESCRIPTION

Step into a turnkey car wash business located in Frankfort, IN, set on an expansive 1.48-acre parcel that blends classic self-serve convenience with modern automated systems. This well-designed facility offers a solid revenue stream, minimal staffing needs, and strong curb appeal that is perfect for entrepreneurs or passive investors seeking a proven asset.

The key features consist of: 5 self-serve bays that are equipped with high-pressure wands, foam brushes, and easy-to-use controls; 1 automatic brush system that delivers a hands-on cleaning; 1 automatic brushless system that is ideal for paint-sensitive vehicles for a quick turnaround; 1 drying bay located at the exit of all units for a professional finish; 7 vacuum stations for a well rounded customer experience.

It has multiple wash options to serve a wide range of customer preferences, efficient layout for smooth traffic flow and reduced wait times, modern payment systems, low overhead with minimal staffing and durable infrastructure. Consistently maintained, the property has seen timely upgrades and replacements. A reputation for cleanliness and dependable service has fostered strong repeat business and positive community feedback. The combination of established operations, consistent cash flow, and possibilities for expansion present this property as a compelling, low-risk investment offering stable returns. It is particularly attractive for first-time business owners, real estate investors, and local entrepreneurs. This car wash excels through its convenience, cost-effectiveness, and commitment to serving the community.

PROPERTY HIGHLIGHTS

- 5 Self-Serve Bays
- 1.5 acres
- 1 Automatic Brush System
- Vacuum Stations
- 1 Touchless Brushless System

OFFERING SUMMARY

Sale Price:	\$1,300,000
Lot Size:	1.48 Acres
Building Size:	3,412 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	2,541	6,160	6,664
Total Population	6,671	16,695	18,040
Average HH Income	\$72,929	\$68,110	\$68,773

JOSH DENO

219.863.5947

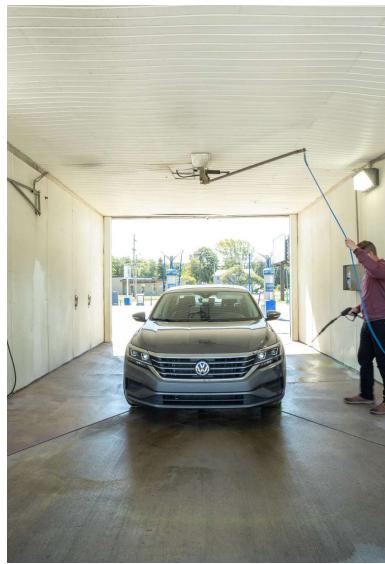
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SPECIAL PURPOSE PROPERTY FOR SALE

1600 WASHINGTON AVE

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SHOOK COMMERCIAL
REAL ESTATE



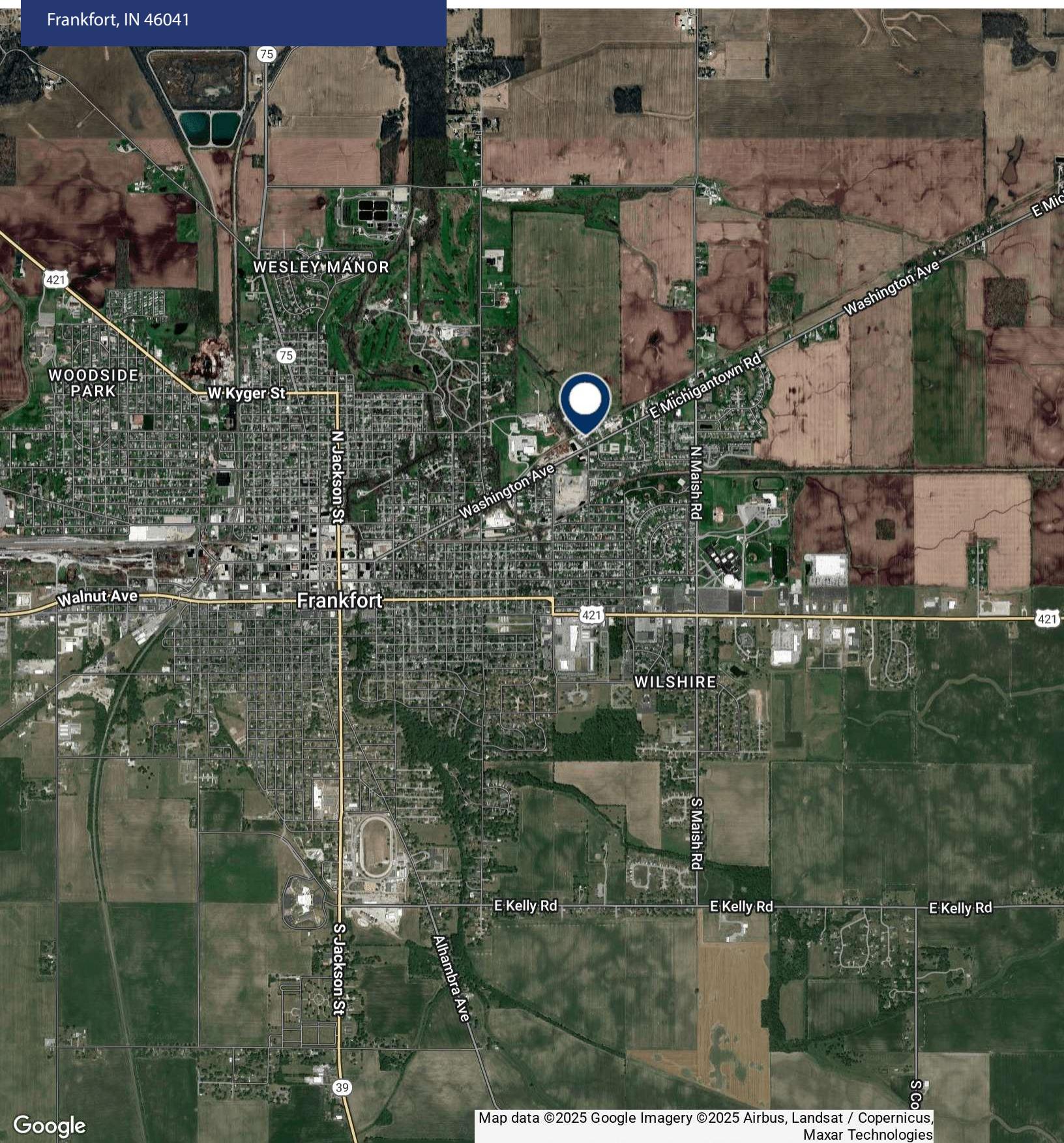
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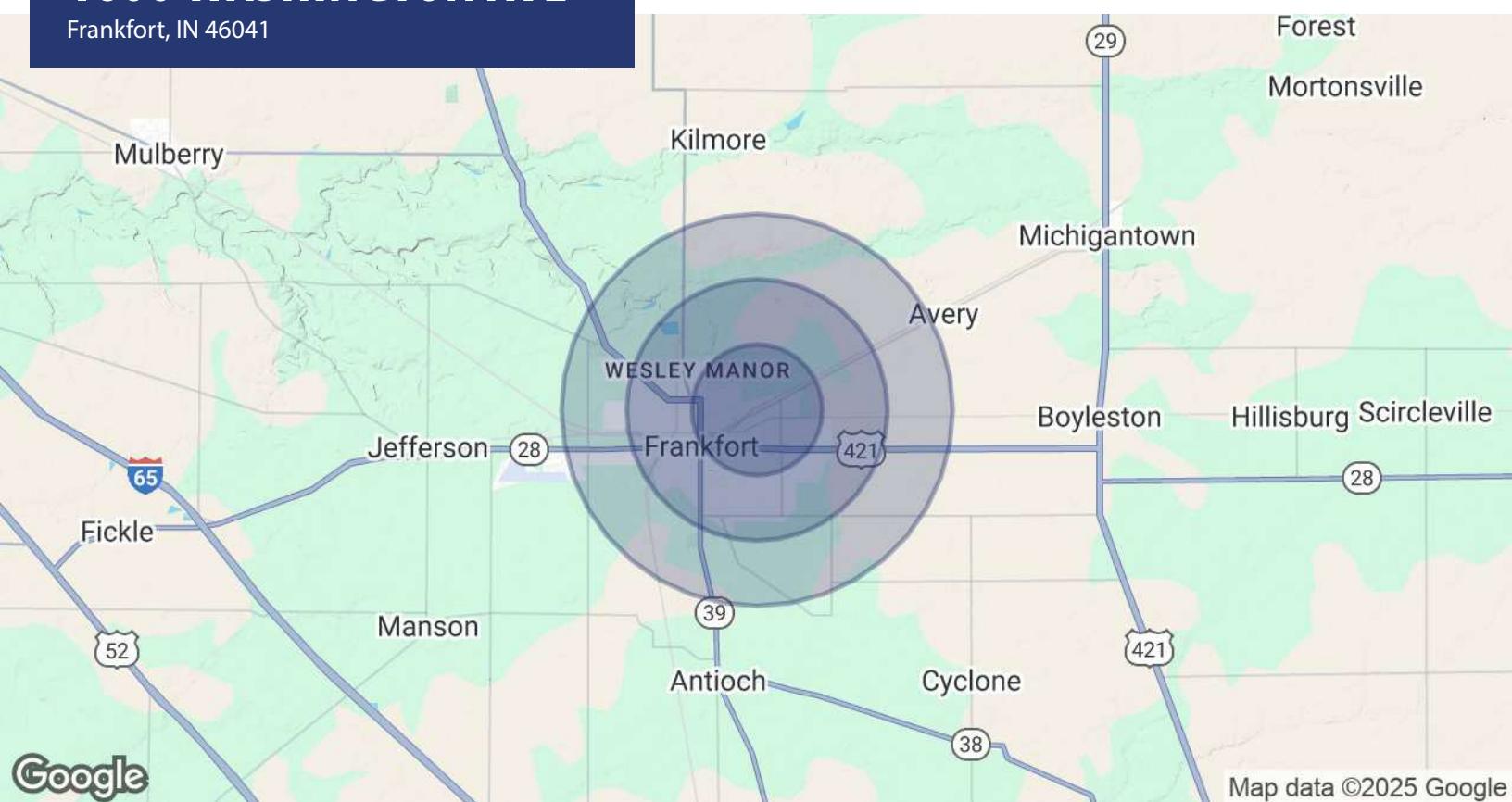
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	6,671	16,695	18,040
Average Age	38	38	38
Average Age (Male)	36	36	37
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,541	6,160	6,664
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$72,929	\$68,110	\$68,773
Average House Value	\$141,230	\$137,776	\$140,672

Demographics data derived from AlphaMap

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