

# 100% LEED Green Car Wash For Sale

**70 ROA HOOK ROAD  
CORTLANDT MANOR, NY**

OFFERED AT: \$1,495,000



- 100% LEED Green Car Wash
- Brand new facility with 4,950 SF building consisting of:
  - 3 auto bays, 2 self-serve bays, 2 motorcycle bays, 1 oil change bay and 1 auto repair bay.
- Projected Gross Income of just over \$1M annually
- Automated car wash equipment cost to purchase and install estimated at \$500,000
- Seller to deliver with all construction completed and a Certificate of Completion
- Property appraisal, market study and income projections available to qualified purchasers





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800 Westchester Avenue, Suite N-517 • Rye Brook, NY 10573 • O. 914.798.4900

## Property Details

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This project consists of approximately  $\frac{3}{4}$  of an acre located in the Town of Cortlandt Manor in Westchester County N. Y. on US Route 9 about 1,000 feet north of the Annsville Circle.

This building consists of 4,950 square feet 1st floor with a 1,700 square foot mezzanine. It has 3 automatic in bay carwashes, 2 in bay self-service car washes, 2 in bay self-service motorcycle washes, 1 oil change bay with office, bathroom, 1 detailing / 2 no oil change bays, 7 overhead vacuum stations and 3 vending machines.

Project design incorporates the use of the waste oil to provide fuel for heat and hot water for the car wash. The entire water system is 100% closed loop reclaim system which treats, ozonizes and provides reverse osmosis to purify the water to be used again and again.

This building will provide 3 super Tesla charging stations.

In addition, the building will be equipped with approximately 3,000 square feet of Tesla roof solar panels which supplement approximately 40% of the electrical usage. This building will be eligible for L.E.E.D. Certification and is 100% sustainable.







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## Property Photos

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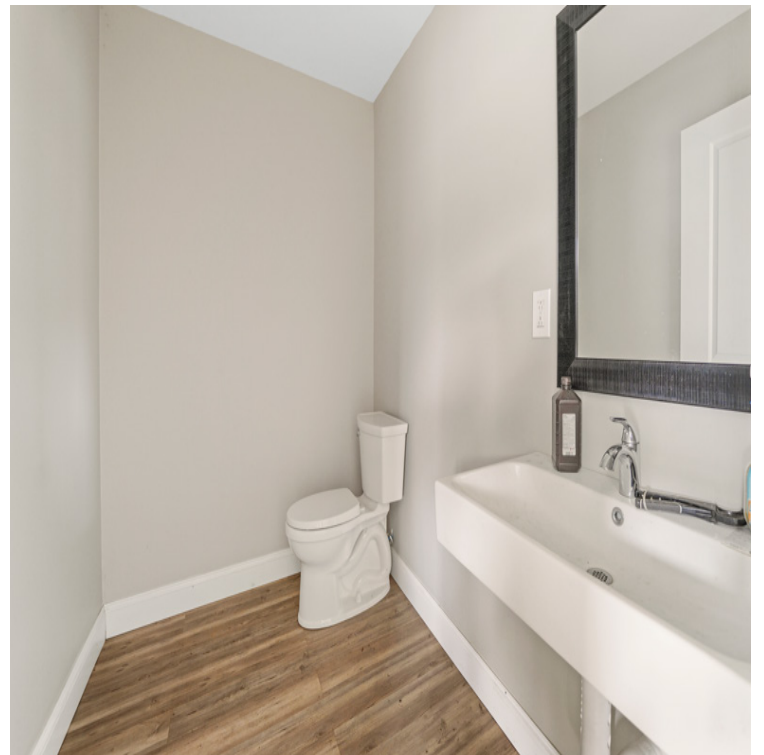




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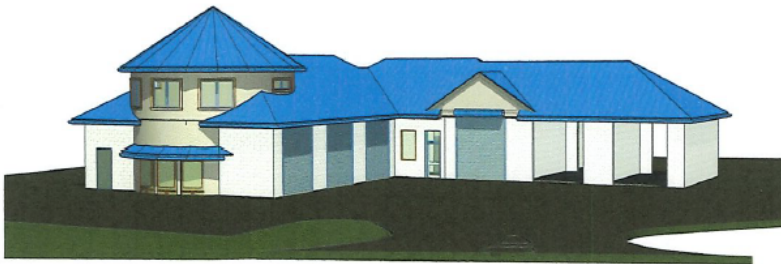


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# Project Overview

**70 ROA HOOK ROAD  
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Town of Cortlandt  
CODE ENFORCEMENT DIVISION  
1 HEAVY STREET, CORTLANDT MANOR, NY 10577  
(914) 261-7670

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA (Effective 1/1/2016)												
Location: Town of Cortlandt												
Zip Code: 10577												
Ground Snow Load	Wind Speed	Wind Effects	Special Wind Exposure	Wind Storm Surge Zone	Seismic Design Category	Altitude/Topography	Frost Line Depth	Temperature	Climate Zone	Ice Barrier Unobstructed Roof	Flood Hazard	Allowable Flood
30	100	No	Yes	No	C	None	42"	Medium to High	4A	YES	II	3000
* 10 MPH to 120 MPH. The speed wind speed shall serve as a warning to design professionals in evaluating wind loading conditions. Wind speeds higher than the selected values taken from Section 1603 of the IBC and from ASCE 7-10 shall apply if they are shown to exist and should be considered in the design.												
** State if applicable. For Flood Hazard the Design Professional shall state if they are applicable. The Vents with FPM Walls. Maps are available in the Engineering Department for review. If any additional information is required.												

### Notes on Operations

- Crystal Clean Car Wash will be a near net zero water usage facility. The wash water system is closed loop with holding tanks as the primary source of water for the wash process. Some wash water will be lost due to evaporation and carry out. The maximum fresh make up water per automatic wash should be approximately 8 gallons. This water will be supplied by the on-site well and the rain water capture system.
- Solar panels shall be located on roof areas as specified by the vendor. The applicant will apply for a separate building permit to install the solar panel system. The applicant will make every practical effort to participate in local, county and state programs such as Solarize Cortlandt.
- Waste oil collected from the Oil Change operation shall be stored in 375 gallon waste oil tanks with secondary containment per NYS Uniform Code. Tanks shall be located in the oil change bay pits. During cold periods, this oil will be used to fuel the on site furnace. Waste oil shall be used on site for heating fuel or recycled in accordance with applicable codes and requirements.

### Design Data

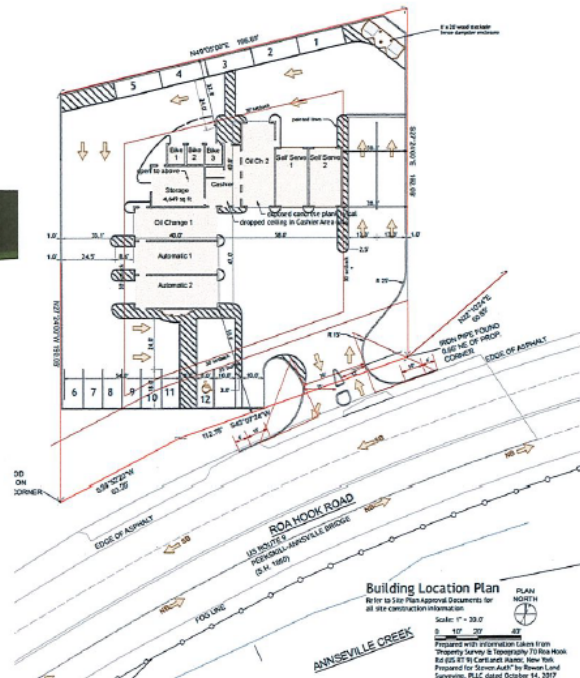
2015 IBC NYS Edition, 2017 NYS Uniform Code Supplement, 2016 NYS Energy Code Supplement, IFC, IMC, IPOC, IECC

New Car Wash & Oil Change Building  
Area Largest Floor: 4,650 sf  
Area of Finished Floor w/ 7'0" headroom or more: 1,431 sf  
Use Group S1 - Oil Change  
Use Group S2 - Car Wash  
Non-Separated Mixed Uses  
Two Stories 30'  
Construction Type: II-B  
504.4 Allowable Number of Stories Above Grade: Plan  
8, HS, IB = 3, S1, HS, IB = 2  
506.2 Allowable Area Factor  
8, HS, IB = 23,000 sf  
S1, HS, IB = 17,500 sf  
1004 Occupant Load  
Business use @ 1/100 sf = 47 occupants

Volume: 95,000 cf

1603.1 Structural Design Information  
1. First Floor Live Load 100 psf  
Mezzanine Live Load 100 psf  
2. Ground Snow Load 30 psf  
3. Wind Speed  $V_w$  120 mph 3 sec gust,  $V_w$  93 mph  
4. Seismic Design Category C  
Site Classification S  
5. Flood Design Dist. not applicable  
6. Design load bearing of soil: 2,000 psf

Frost Line Depth 42"  
Climate Zone 4a  
Not in Flood Zone  
Building is not heated or cooled with the exception of the Cashier Area



### Building Location Plan

Refer to Site Plan Approval Documents for all the construction information.  
Scale: 1" = 30.0'

### Index of Drawings

- Title Sheet
- Foundation Plan
- First Floor Plan
- First Floor Selected Ceiling Plan
- Mezzanine Plan
- Mezzanine Framing Plan
- Roof Framing Plan
- Roof Plan
- South & East Elevations
- North & West Elevations
- Building Sections
- Wall Sections

JOHN J  
GILCHRIST  
ARCHITECT  
A Professional Corporation

It is a violation of the law for any person, acting under the direction of the licensed architect, to alter any part of the plans, specifications or reports to which the seal of an architect is attached, the altering without the architect's signature and the date of such alteration, and a specific description of the alteration.

Date	Issue	Initial
10-24-18	SBS	JJC
5-28-18	for review	JJS
6-29-18	for review	JJS
6-22-18	for review	JJS
4-5-18	for review	JJS

Crystal Clean Car Wash LLC  
70 Roa Hook Road  
Town of Cortlandt  
Westchester County  
New York  
Lot 1 Block 2 Section 22.20

Title Sheet  
John J Gilchrist  
Architect  
A Professional Corporation  
NY 08493-1  
210 Summit Avenue  
Montvale NJ 07645  
Phone 201 573 1877  
JGilchristAIA@aol.com

3/16" = 1'-0"  
161001  
1 of 12





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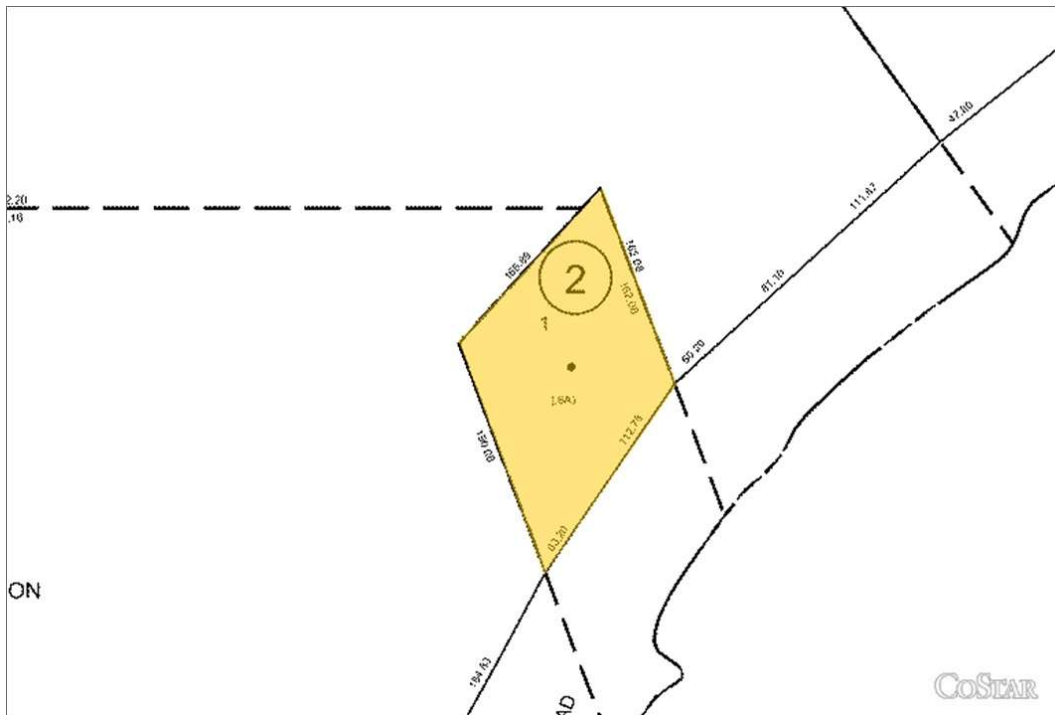
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# Tax Map

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# Demographic Summary Report

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Radius	1 Mile	5 Mile	10 Mile
<b>Population</b>			
2029 Projection	6,235	69,844	219,212
2024 Estimate	6,405	71,536	222,108
2020 Census	6,690	75,038	226,375
Growth 2024 - 2029	-2.65%	-2.37%	-1.30%
Growth 2020 - 2024	-4.26%	-4.67%	-1.88%
<b>2024 Population by Hispanic Origin</b>	<b>3,211</b>	<b>20,445</b>	<b>55,842</b>
<b>2024 Population</b>	<b>6,405</b>	<b>71,536</b>	<b>222,108</b>
White	1,889 29.49%	40,603 56.76%	136,969 61.67%
Black	1,246 19.45%	8,132 11.37%	20,128 9.06%
Am. Indian & Alaskan	71 1.11%	387 0.54%	1,142 0.51%
Asian	173 2.70%	2,352 3.29%	9,884 4.45%
Hawaiian & Pacific Island	0 0.00%	2 0.00%	62 0.03%
Other	3,026 47.24%	20,059 28.04%	53,921 24.28%
U.S. Armed Forces	7	155	3,695
<b>Households</b>			
2029 Projection	2,299	25,272	75,522
2024 Estimate	2,360	25,931	76,703
2020 Census	2,457	27,432	78,751
Growth 2024 - 2029	-2.58%	-2.54%	-1.54%
Growth 2020 - 2024	-3.95%	-5.47%	-2.60%
Owner Occupied	813 34.45%	17,601 67.88%	55,435 72.27%
Renter Occupied	1,547 65.55%	8,330 32.12%	21,268 27.73%
<b>2024 Households by HH Income</b>			
Income: <\$25,000	621 26.31%	2,929 11.30%	7,903 10.30%
Income: \$25,000 - \$50,000	303 12.84%	2,835 10.93%	8,293 10.81%
Income: \$50,000 - \$75,000	387 16.40%	3,540 13.65%	9,097 11.86%
Income: \$75,000 - \$100,000	344 14.58%	2,985 11.51%	7,826 10.20%
Income: \$100,000 - \$125,000	226 9.58%	2,686 10.36%	8,620 11.24%
Income: \$125,000 - \$150,000	115 4.87%	2,288 8.82%	7,274 9.48%
Income: \$150,000 - \$200,000	103 4.36%	3,376 13.02%	10,316 13.45%
Income: \$200,000+	261 11.06%	5,292 20.41%	17,373 22.65%
<b>2024 Avg Household Income</b>	<b>\$90,155</b>	<b>\$133,902</b>	<b>\$141,040</b>
<b>2024 Med Household Income</b>	<b>\$62,719</b>	<b>\$106,296</b>	<b>\$115,173</b>

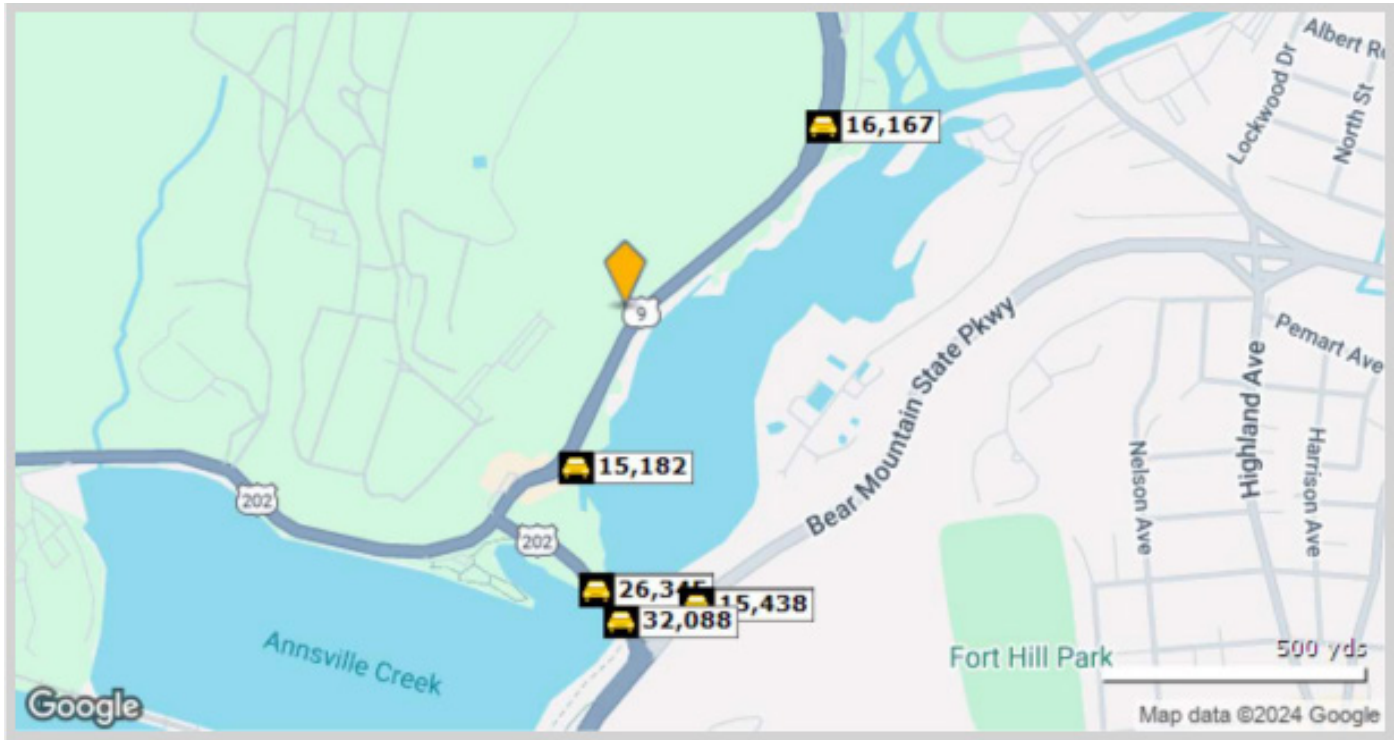
SOURCE: COSTAR



# Traffic Count Report

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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Albany Post Road	Bear Mountain Bridge Rd	0.04 S	2022	15,182	MPSI	.18
2	Roa Hook Rd	Albany Post Rd	0.08 N	2022	14,903	MPSI	.30
3	Roa Hook Rd	Lower South St	0.51 SW	2017	17,471	MPSI	.30
4	Roa Hook Rd	Albany Post Rd	0.08 N	2018	16,167	MPSI	.30
5	Jans Peek Branch	Lower South St	0.02 NW	2022	27,567	MPSI	.30
6	Jans Peek Branch	Lower South St	0.02 NW	2021	28,111	MPSI	.30
7	Jans Peek Branch		0.00	2017	26,345	MPSI	.30
8	Bear Mountain State Pkwy	Briarcliff-Peekskill Pkwy	0.08 SW	2018	14,371	MPSI	.33
9	Bear Mountain State Pkwy	Briarcliff-Peekskill Pkwy	0.08 SW	2022	15,438	MPSI	.33
10	NY 27	Lower South St	0.02 NW	2018	32,088	AAAT	.34





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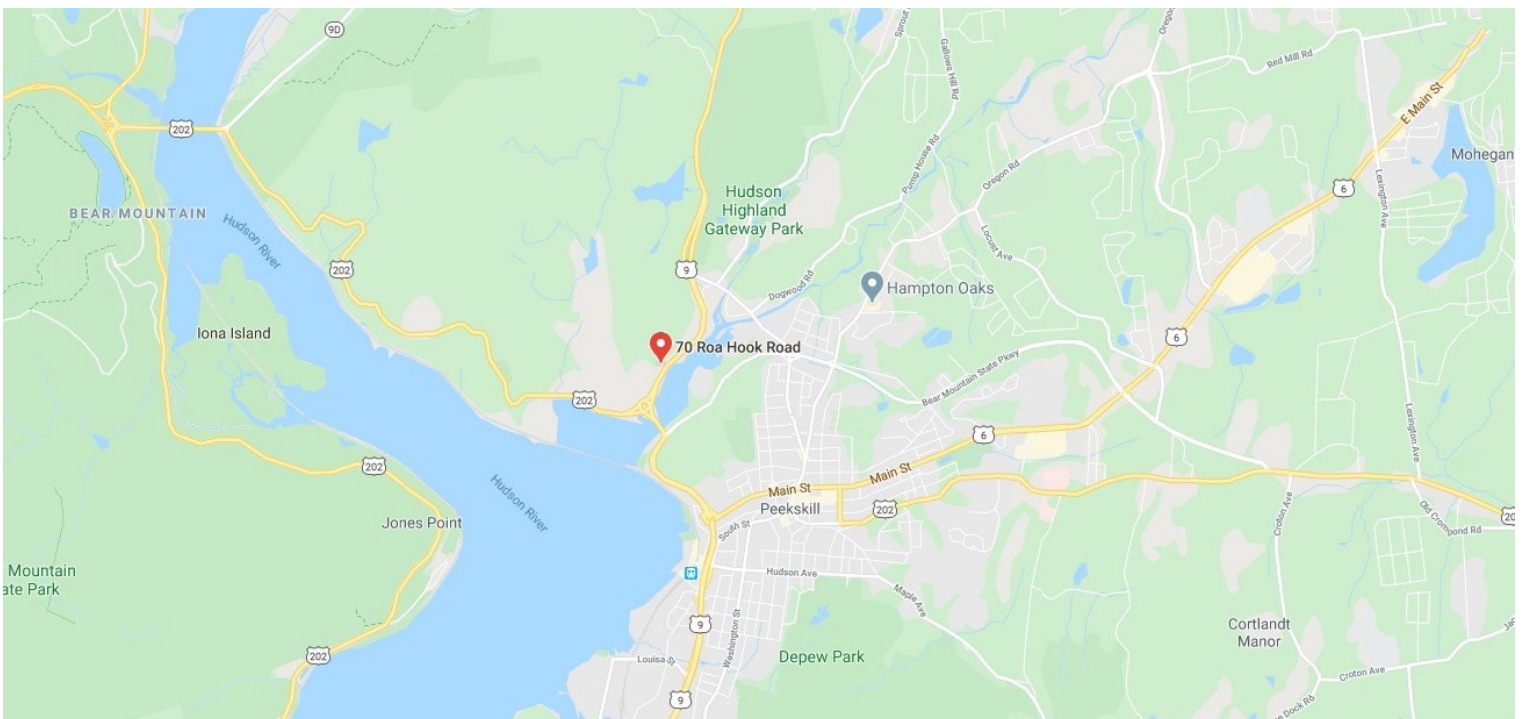
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## Aerial View and Regional Map

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