



**F.C. Tucker  
Commercial**

**AVAILABLE**

**4111 Hwy-62**

**BOONVILLE, IN 47601**



- |                |                           |            |                                 |
|----------------|---------------------------|------------|---------------------------------|
| • Sale Price:  | <b>\$699,000</b>          | • Bays:    | <b>3 Self Serve</b>             |
| • Lot Size:    | <b>1.81 Acres</b>         |            | <b>1 Automatic with Brushes</b> |
| • Year Built:  | <b>1996</b>               |            | <b>1 Automatic Touchless</b>    |
| • Upgrades:    | <b>2018 &amp; 2025</b>    |            | <b>1 Dog Wash Station</b>       |
| • Current Use: | <b>Pro Touch Car Wash</b> | • Showing: | <b>Contact Listing Broker</b>   |

This previously idle car wash has been transformed into a modern, customer-friendly facility under new ownership. Purchased in May 2025, the current owner has completed extensive renovations and upgrades, including new wiring, doors, windows, lighting, HVAC, and more, ensuring a top-quality experience for customers.

Features include; One touchless bay for gentle, thorough cleaning, One automatic bay with brushes for quick service, Three self-serve bays for flexibility and control, A dedicated dog wash room, with the potential to add an additional dog wash using existing infrastructure.

Recently reopened in August 2025, attracting new and repeat customers. Financials for September, and October are available, providing a transparent view of the business's potential. This well-maintained, upgraded car wash offers a prime opportunity for entrepreneurs. Don't miss your chance to acquire a turn-key operation in a high-traffic location!

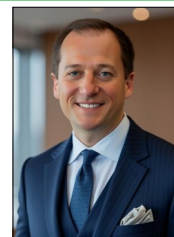
**For More Information, Contact:**

**Aaron Kendall, CCIM**

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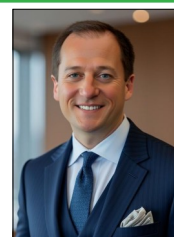
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