

TURN-KEY CAR WASH INVESTMENT IN MARIETTA, GA



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Price
\$1,000,000



3680 Austell Rd SW, Marietta, GA 30008

Prime turn-key investment opportunity in the fast-growing Marietta, GA market! This well-maintained self-serve car wash features 8 self-serve bays, 8 vacuums, and an ice machine, all situated in a high-visibility, high-traffic location with over 40,000 cars passing daily.

With Marietta experiencing rapid population growth since 2020, this business is perfectly positioned for continued success. The same owner has operated it for 26+ years, and recent renovations and upgrades have enhanced its appeal and revenue potential.

Key Investment Highlights:

- Prime location in thriving downtown Marietta
- Strong financials: In-place 2024 NOI of \$125,000, with projected growth in 2025
- Low maintenance: Minimal on-site hours required for routine upkeep
- Zoned Commercial – valuable real estate with growth potential
- Recent upgrades: Added ceramic wax in self-serve bays to boost revenue

Additional Revenue Streams:

- Ice machine included in the sale
- Vending machines:
 - 4 auto fragrance dispensers
 - 4 shampoo machines
- Limited competition in the area
- Located in the Atlanta MSA – high-demand market
- Can be absentee-owned for passive income
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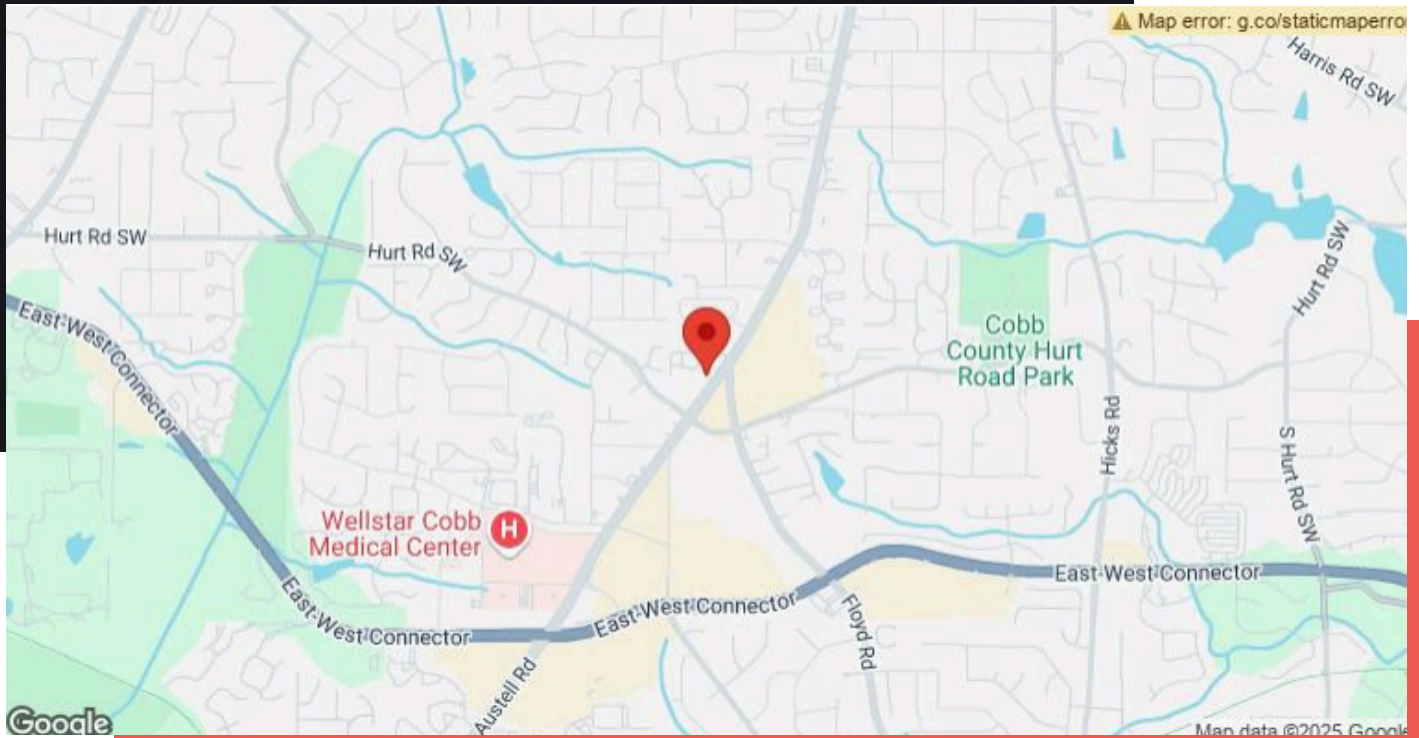
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Price: \$600,000

Property Type: Specialty Property

Subtype: Car Wash

Building Class: C

Sale Type: Investment

Cap Rate: 20.83%

Lot Size: 0.55 AC

Gross Building Area: 2,952 SF

No. Stories: 1

Year Built: 1987

Parking Ratio: 4.74/1,000 SF

Zoning Description: GC

APN / Parcel ID: 19-0848-0-014-0

Walk Score[®]: 63 (Somewhat Walkable)

02/02/26

Silver Lodestone, Inc.
Profit & Loss Ice Machine
January through December 2024

	<u>Jan - Dec 24</u>	<u>Jan - Dec 23</u>	<u>\$ Change</u>	<u>% Change</u>	<u>Jan - Dec 24</u>	<u>% of Income</u>
Ordinary Income/Expense						
Income						
4051 · Sales - Ice Vending	39,493.35	31,173.31	8,320.04	26.7%	39,493.35	100.0%
Total Income	<u>39,493.35</u>	<u>31,173.31</u>	<u>8,320.04</u>	<u>26.7%</u>	<u>39,493.35</u>	<u>100.0%</u>
Cost of Goods Sold						
5900 · Expensed Inventory	980.50	901.00	79.50	8.8%	980.50	2.5%
Total COGS	<u>980.50</u>	<u>901.00</u>	<u>79.50</u>	<u>8.8%</u>	<u>980.50</u>	<u>2.5%</u>
Gross Profit	<u>38,512.85</u>	<u>30,272.31</u>	<u>8,240.54</u>	<u>27.2%</u>	<u>38,512.85</u>	<u>97.5%</u>
Expense						
6235 · Bank and Credit Card Fees	1,362.98	1,063.88	299.10	28.1%	1,362.98	3.5%
6270 · Equipment Rental	449.95	417.83	32.12	7.7%	449.95	1.1%
6300 · Maintenance & Repairs	5,454.15	3,976.33	1,477.82	37.2%	5,454.15	13.8%
6390 · Utilities	2,375.02	1,870.13	504.89	27.0%	2,375.02	6.0%
6550 · Taxes, Licenses & Misc Fees	25.00	204.00	-179.00	-87.8%	25.00	0.1%
Total Expense	<u>9,667.10</u>	<u>7,532.17</u>	<u>2,134.93</u>	<u>28.3%</u>	<u>9,667.10</u>	<u>24.5%</u>
Net Ordinary Income	<u>28,845.75</u>	<u>22,740.14</u>	<u>6,105.61</u>	<u>26.9%</u>	<u>28,845.75</u>	<u>73.0%</u>
Other Income/Expense						
Other Income						
8100 · Miscellaneous Income	0.00	502.77	-502.77	-100.0%	0.00	0.0%
Total Other Income	<u>0.00</u>	<u>502.77</u>	<u>-502.77</u>	<u>-100.0%</u>	<u>0.00</u>	<u>0.0%</u>
Other Expense						
6451 · Depreciation & Amortization	9,527.28	13,338.19	-3,810.91	-28.6%	9,527.28	24.1%
Total Other Expense	<u>9,527.28</u>	<u>13,338.19</u>	<u>-3,810.91</u>	<u>-28.6%</u>	<u>9,527.28</u>	<u>24.1%</u>
Net Other Income	<u>-9,527.28</u>	<u>-12,835.42</u>	<u>3,308.14</u>	<u>25.8%</u>	<u>-9,527.28</u>	<u>-24.1%</u>
Net Income	<u><u>19,318.47</u></u>	<u><u>9,904.72</u></u>	<u><u>9,413.75</u></u>	<u><u>95.0%</u></u>	<u><u>19,318.47</u></u>	<u><u>48.9%</u></u>

Silver Lodestone, Inc.
Profit & Loss Ice Machine
January through December 2025

	<u>Jan - Dec 25</u>	<u>Jan - Dec 24</u>	<u>\$ Change</u>	<u>% Change</u>	<u>Jan - Dec 25</u>	<u>% of Income</u>
Ordinary Income/Expense						
Income						
4051 · Sales - Ice Vending	32,435.40	39,493.35	-7,057.95	-17.9%	32,435.40	100.0%
Total Income	32,435.40	39,493.35	-7,057.95	-17.9%	32,435.40	100.0%
Cost of Goods Sold						
5900 · Expensed Inventory	0.00	980.50	-980.50	-100.0%	0.00	0.0%
Total COGS	0.00	980.50	-980.50	-100.0%	0.00	0.0%
Gross Profit	32,435.40	38,512.85	-6,077.45	-15.8%	32,435.40	100.0%
Expense						
6235 · Bank and Credit Card Fees	1,258.48	1,362.98	-104.50	-7.7%	1,258.48	3.9%
6270 · Equipment Rental	449.95	449.95	0.00	0.0%	449.95	1.4%
6300 · Maintenance & Repairs	4,443.02	5,454.15	-1,011.13	-18.5%	4,443.02	13.7%
6390 · Utilities	2,457.15	2,375.02	82.13	3.5%	2,457.15	7.6%
6550 · Taxes, Licenses & Misc Fees	180.00	25.00	155.00	620.0%	180.00	0.6%
Total Expense	8,788.60	9,667.10	-878.50	-9.1%	8,788.60	27.1%
Net Ordinary Income	23,646.80	28,845.75	-5,198.95	-18.0%	23,646.80	72.9%
Other Income/Expense						
Other Expense						
6451 · Depreciation & Amortization	0.00	9,527.28	-9,527.28	-100.0%	0.00	0.0%
Total Other Expense	0.00	9,527.28	-9,527.28	-100.0%	0.00	0.0%
Net Other Income	0.00	-9,527.28	9,527.28	100.0%	0.00	0.0%
Net Income	<u>23,646.80</u>	<u>19,318.47</u>	<u>4,328.33</u>	<u>22.4%</u>	<u>23,646.80</u>	<u>72.9%</u>

Silver Lodestone, Inc.
Profit & Loss Austell Rd
January through December 2024

	<u>Jan - Dec 24</u>	<u>Jan - Dec 23</u>	<u>\$ Change</u>	<u>% Change</u>	<u>Jan - Dec 24</u>	<u>% of Income</u>
Ordinary Income/Expense						
Income						
4045 · Net Sales Car Wash	115,910.00	122,179.68	-6,269.68	-5.1%	115,910.00	100.0%
Total Income	<u>115,910.00</u>	<u>122,179.68</u>	<u>-6,269.68</u>	<u>-5.1%</u>	<u>115,910.00</u>	<u>100.0%</u>
Cost of Goods Sold						
5010 · Payroll	18,950.00	18,000.00	950.00	5.3%	18,950.00	16.3%
5100 · Payroll Taxes - Employer	1,495.79	1,423.27	72.52	5.1%	1,495.79	1.3%
5900 · Expensed Inventory	6,010.07	5,266.35	743.72	14.1%	6,010.07	5.2%
Total COGS	<u>26,455.86</u>	<u>24,689.62</u>	<u>1,766.24</u>	<u>7.2%</u>	<u>26,455.86</u>	<u>22.8%</u>
Gross Profit	<u>89,454.14</u>	<u>97,490.06</u>	<u>-8,035.92</u>	<u>-8.2%</u>	<u>89,454.14</u>	<u>77.2%</u>
Expense						
6235 · Bank and Credit Card Fees	1,890.49	1,812.62	77.87	4.3%	1,890.49	1.6%
6340 · Professional Fees	392.10	125.00	267.10	213.7%	392.10	0.3%
6100 · Casual Labor	0.00	50.00	-50.00	-100.0%	0.00	0.0%
6221 · Office Expense	8.00	397.47	-389.47	-98.0%	8.00	0.0%
6260 · Rent - Building	17,160.00	12,000.00	5,160.00	43.0%	17,160.00	14.8%
6300 · Maintenance & Repairs	10,947.40	17,815.47	-6,868.07	-38.6%	10,947.40	9.4%
6390 · Utilities	14,894.19	13,121.36	1,772.83	13.5%	14,894.19	12.8%
6500 · Insurance	7,262.55	6,117.93	1,144.62	18.7%	7,262.55	6.3%
6520 · Property Taxes	5,251.55	5,318.45	-66.90	-1.3%	5,251.55	4.5%
6550 · Taxes, Licenses & Misc Fees	311.49	113.68	197.81	174.0%	311.49	0.3%
6640 · Travel & Lodging	0.00	31.00	-31.00	-100.0%	0.00	0.0%
6700 · Miscellaneous Expenses	10.00	15.00	-5.00	-33.3%	10.00	0.0%
Total Expense	<u>58,127.77</u>	<u>56,917.98</u>	<u>1,209.79</u>	<u>2.1%</u>	<u>58,127.77</u>	<u>50.1%</u>
Net Ordinary Income	<u>31,326.37</u>	<u>40,572.08</u>	<u>-9,245.71</u>	<u>-22.8%</u>	<u>31,326.37</u>	<u>27.0%</u>
Other Income/Expense						
Other Income						
8100 · Miscellaneous Income	0.00	502.77	-502.77	-100.0%	0.00	0.0%
Total Other Income	<u>0.00</u>	<u>502.77</u>	<u>-502.77</u>	<u>-100.0%</u>	<u>0.00</u>	<u>0.0%</u>
Other Expense						
6451 · Depreciation & Amortization	1,841.94	2,851.96	-1,010.02	-35.4%	1,841.94	1.6%
Total Other Expense	<u>1,841.94</u>	<u>2,851.96</u>	<u>-1,010.02</u>	<u>-35.4%</u>	<u>1,841.94</u>	<u>1.6%</u>
Net Other Income	<u>-1,841.94</u>	<u>-2,349.19</u>	<u>507.25</u>	<u>21.6%</u>	<u>-1,841.94</u>	<u>-1.6%</u>
Net Income	<u><u>29,484.43</u></u>	<u><u>38,222.89</u></u>	<u><u>-8,738.46</u></u>	<u><u>-22.9%</u></u>	<u><u>29,484.43</u></u>	<u><u>25.4%</u></u>

Silver Lodestone, Inc.
Profit & Loss Austell Rd
January through December 2025

	<u>Jan - Dec 25</u>	<u>Jan - Dec 24</u>	<u>\$ Change</u>	<u>% Change</u>	<u>Jan - Dec 25</u>	<u>% of Income</u>
Ordinary Income/Expense						
Income						
4045 · Net Sales Car Wash	111,596.28	115,910.00	-4,313.72	-3.7%	111,596.28	100.0%
Total Income	<u>111,596.28</u>	<u>115,910.00</u>	<u>-4,313.72</u>	<u>-3.7%</u>	<u>111,596.28</u>	<u>100.0%</u>
Cost of Goods Sold						
5010 · Payroll	19,200.00	18,950.00	250.00	1.3%	19,200.00	17.2%
5100 · Payroll Taxes - Employer	1,515.08	1,495.79	19.29	1.3%	1,515.08	1.4%
5900 · Expensed Inventory	5,587.93	6,010.07	-422.14	-7.0%	5,587.93	5.0%
Total COGS	<u>26,303.01</u>	<u>26,455.86</u>	<u>-152.85</u>	<u>-0.6%</u>	<u>26,303.01</u>	<u>23.6%</u>
Gross Profit	<u>85,293.27</u>	<u>89,454.14</u>	<u>-4,160.87</u>	<u>-4.7%</u>	<u>85,293.27</u>	<u>76.4%</u>
Expense						
6235 · Bank and Credit Card Fees	1,925.85	1,890.49	35.36	1.9%	1,925.85	1.7%
6340 · Professional Fees	180.00	392.10	-212.10	-54.1%	180.00	0.2%
6100 · Casual Labor	308.00	0.00	308.00	100.0%	308.00	0.3%
6221 · Office Expense	0.00	8.00	-8.00	-100.0%	0.00	0.0%
6260 · Rent - Building	8,000.00	17,160.00	-9,160.00	-53.4%	8,000.00	7.2%
6300 · Maintenance & Repairs	24,381.82	10,947.40	13,434.42	122.7%	24,381.82	21.8%
6390 · Utilities	16,499.10	14,894.19	1,604.91	10.8%	16,499.10	14.8%
6500 · Insurance	7,717.75	7,262.55	455.20	6.3%	7,717.75	6.9%
6520 · Property Taxes	5,727.99	5,251.55	476.44	9.1%	5,727.99	5.1%
6550 · Taxes, Licenses & Misc Fees	214.17	311.49	-97.32	-31.2%	214.17	0.2%
6700 · Miscellaneous Expenses	0.00	10.00	-10.00	-100.0%	0.00	0.0%
Total Expense	<u>64,954.68</u>	<u>58,127.77</u>	<u>6,826.91</u>	<u>11.7%</u>	<u>64,954.68</u>	<u>58.2%</u>
Net Ordinary Income	<u>20,338.59</u>	<u>31,326.37</u>	<u>-10,987.78</u>	<u>-35.1%</u>	<u>20,338.59</u>	<u>18.2%</u>
Other Income/Expense						
Other Expense						
6451 · Depreciation & Amortization	0.00	1,841.94	-1,841.94	-100.0%	0.00	0.0%
Total Other Expense	<u>0.00</u>	<u>1,841.94</u>	<u>-1,841.94</u>	<u>-100.0%</u>	<u>0.00</u>	<u>0.0%</u>
Net Other Income	<u>0.00</u>	<u>-1,841.94</u>	<u>1,841.94</u>	<u>100.0%</u>	<u>0.00</u>	<u>0.0%</u>
Net Income	<u><u>20,338.59</u></u>	<u><u>29,484.43</u></u>	<u><u>-9,145.84</u></u>	<u><u>-31.0%</u></u>	<u><u>20,338.59</u></u>	<u><u>18.2%</u></u>