



LEGACY

COMMERCIAL REAL ESTATE ADVISORS

In Association with ParaSell, Inc.
A Licensed Maine Broker #AC90603332



DOMINIC SHAMANY
President
248.450.3259
dominic@legacycrea.com



SCOTT REID | PARASELL, INC.
ParaSell, Inc. - Broker
949.942.6585
broker@parasellinc.com



177 BATH RD , BRUNSWICK, ME 04011

AT&T & CAR WASH

FOR SALE \$650,000 |

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BRUNSWICK, ME

- Single Tenant Freestanding AT&T & Self Service Car Wash - Located in Brunswick, ME
- 6 Bay Self Service Car Wash - Equipped with 6 Vacuums
- Roof of Car Wash has Solar Panels Installed
- Dense Demographics - 18,300+ People Reside within 3 Mile Radius of Site
- Projected +9.45% Population Growth in the Next Five Years within 1 Mile Radius of Site
- Located within a Dense Retail Corridor with Many Surrounding, Nationally Recognized, Big Box and Mid Box Tenants Such as Walmart Supercenter, Lowe's Home Improvement, KFC, Dollar Tree, + More
- Affluent Area - Average Annual Household Income Exceeds \$88,100+ within 1 Mile Radius of Site
- Situated Along a Heavily Trafficked Local Thoroughfare Experiencing 21,900+ Vehicles Passing Site Daily - Also Providing Direct Access to US Route 1 - A Major Multi-State Highway Spanning Over 2,300+ Miles Connecting Fort Kent, ME to Key West, FL Making it the Longest North-South Road in the Country.

PROPERTY DETAILS

Building Area:	4,100 SF
Land Area:	0.65 Acres
Price:	\$650,000
Price (PSF):	\$158.54

LEASE OVERVIEW

Lease Type:	NN
Remaining Lease Term:	3 Years
Scheduled Rent Increases:	2% Annually
Options & Increases:	(1) 5 Year
Insurance:	Tenant
Parking Lot Maintenance:	Tenant
Property Taxes:	Tenant
Roof & Structure:	Landlord
HVAC:	Tenant

ANNUALIZED OPERATING DATA	
Lease Years	Annual Rent
Current - 11/17/2024	\$31,896.00
11/18/2024 - 11/17/2025	\$33,889.56
11/18/2025 - 11/17/2026	\$35,883.12
11/18/2026 - 11/17/2027	\$36,547.56
NET OPERATING INCOME	\$33,889



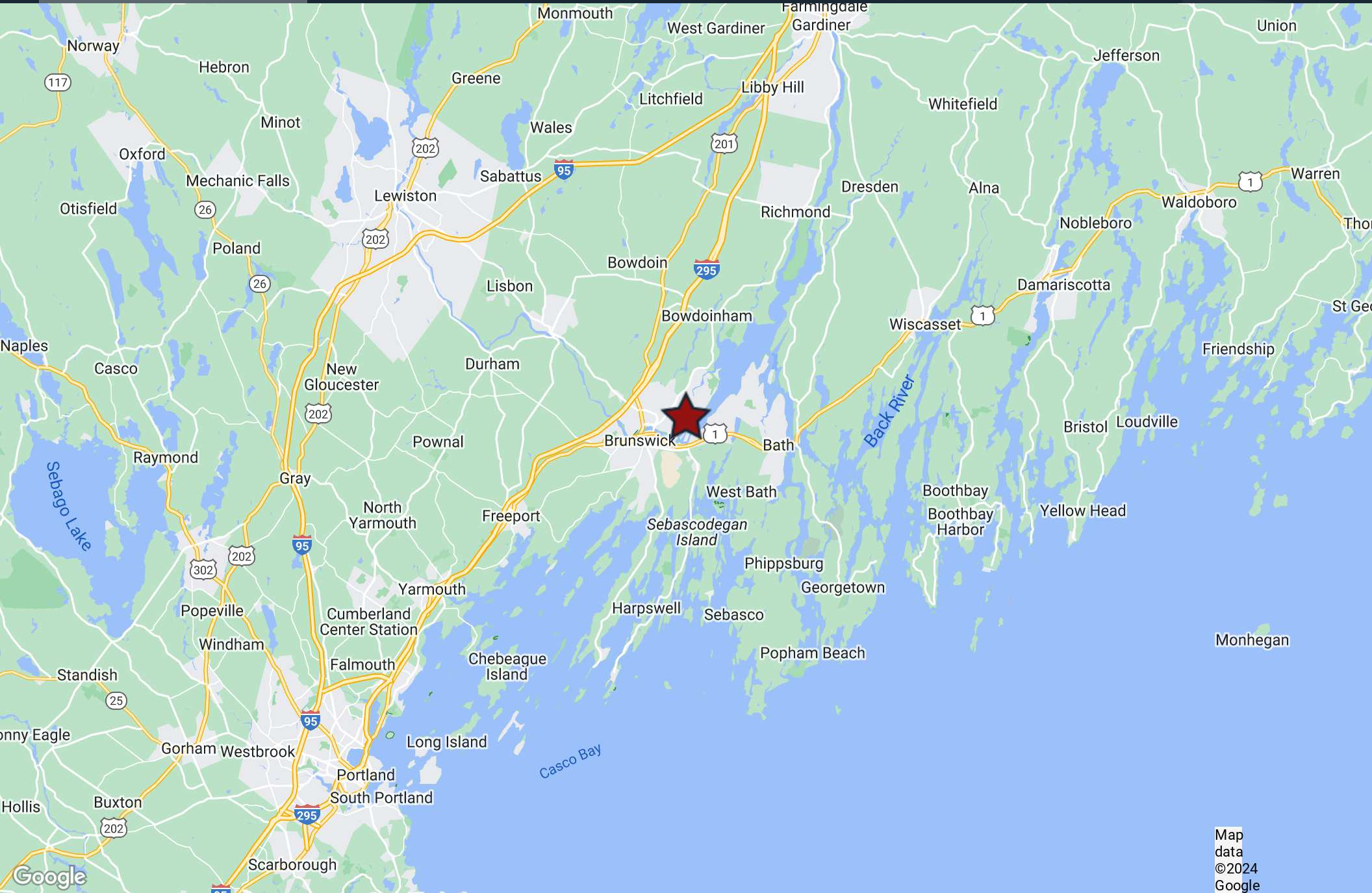
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CAR WASH OVERVIEW

- Turn Key Owner Operated Car Wash
- Equipped with 6 Bays and 6 Vacuums
- Plethora of New Car Wash Equipment - Replaced and Renovated Over the Past 2-3 Years
- Solar Powered Car Wash Reducing Operating Expenses for Operator
- Currently Profitable with Little Management and Supervision, Plenty of Upside for New Owner to Increase Sales and Profit

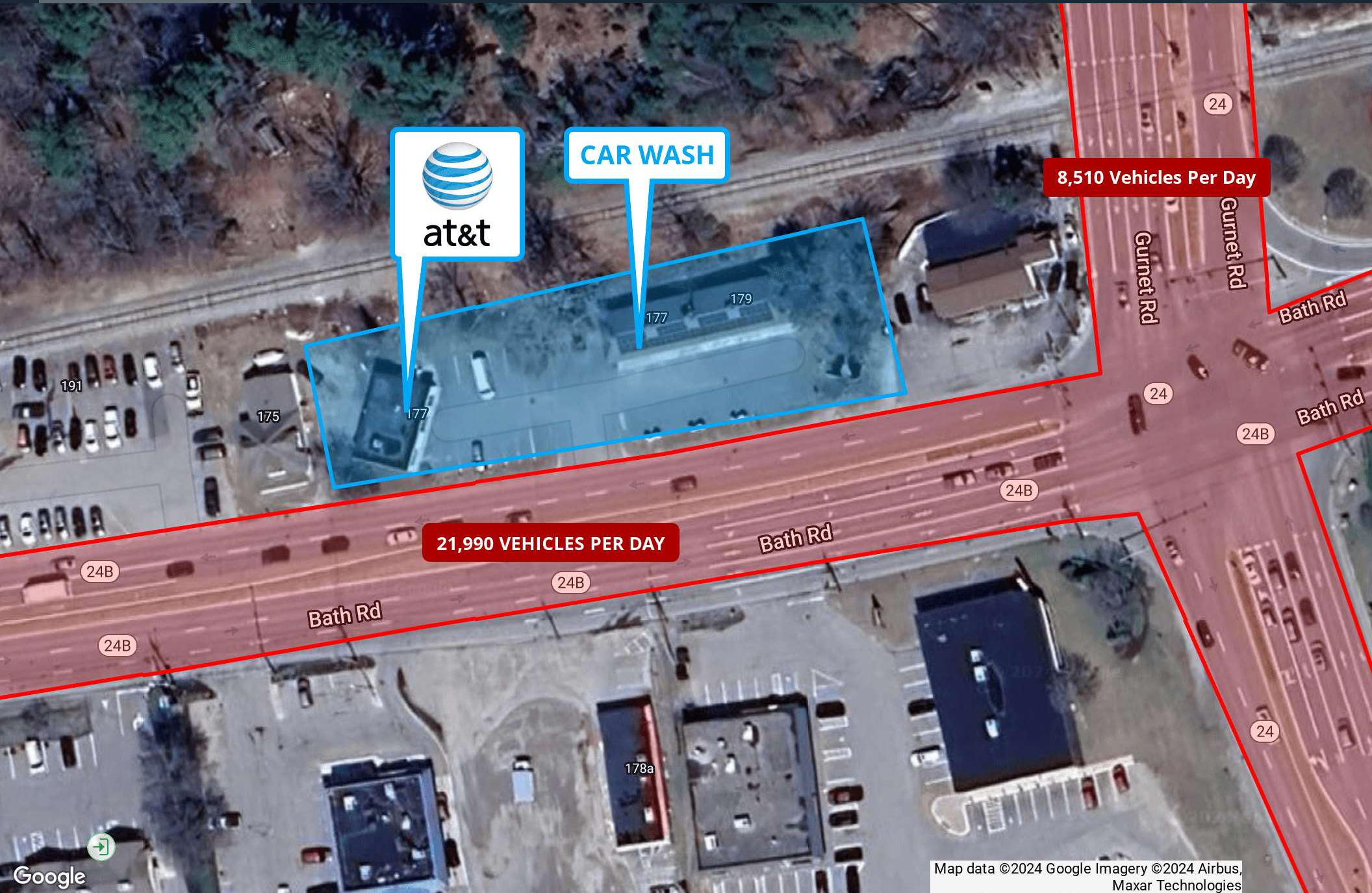




Map data
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CAR WASH

8,510 Vehicles Per Day

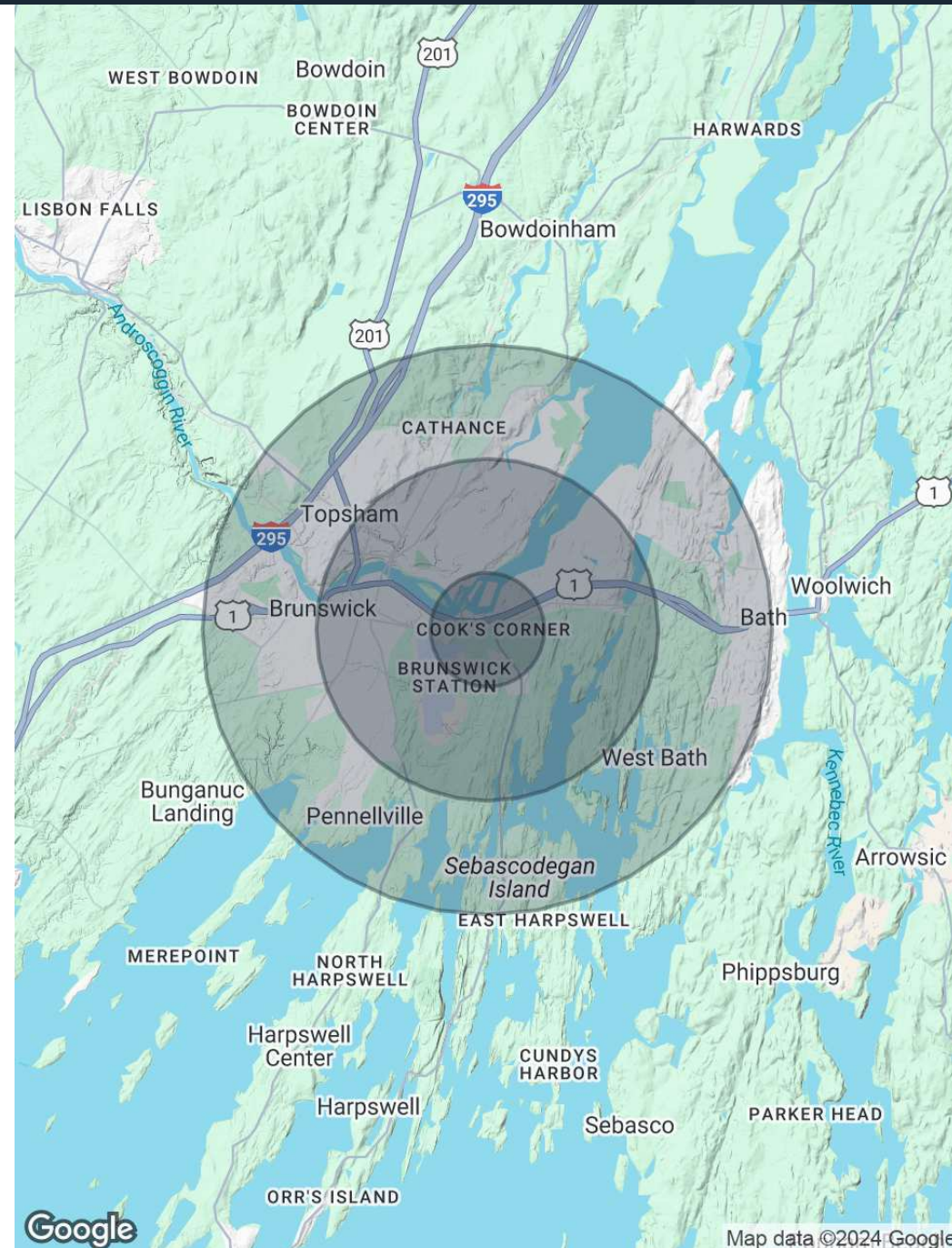
21,990 VEHICLES PER DAY

Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,895	18,363	33,325
Population Growth '22 - '27	+9.45%	+3.71%	+3.80%
Average Age	42.5	40.5	43.3
Average Age (Male)	38.8	39.2	42.2
Average Age (Female)	48.4	43.9	45.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	683	7,478	14,305
Household Growth '22 - '27	+9.08%	+3.72%	+3.91%
# of Persons per HH	1.9	2.2	2.1
Average HH Income	\$73,704	\$88,167	\$85,549
Average House Value	\$152,629	\$237,397	\$235,508

* Demographic data derived from 2020 ACS - US Census





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29777 Telegraph Rd Suite 4526
Southfield, MI 48034

