

Turnkey Carwash in Kokomo

3550 S Lafountain Street, Kokomo, IN 46902

4,095 SF Carwash on ±0.59 AC

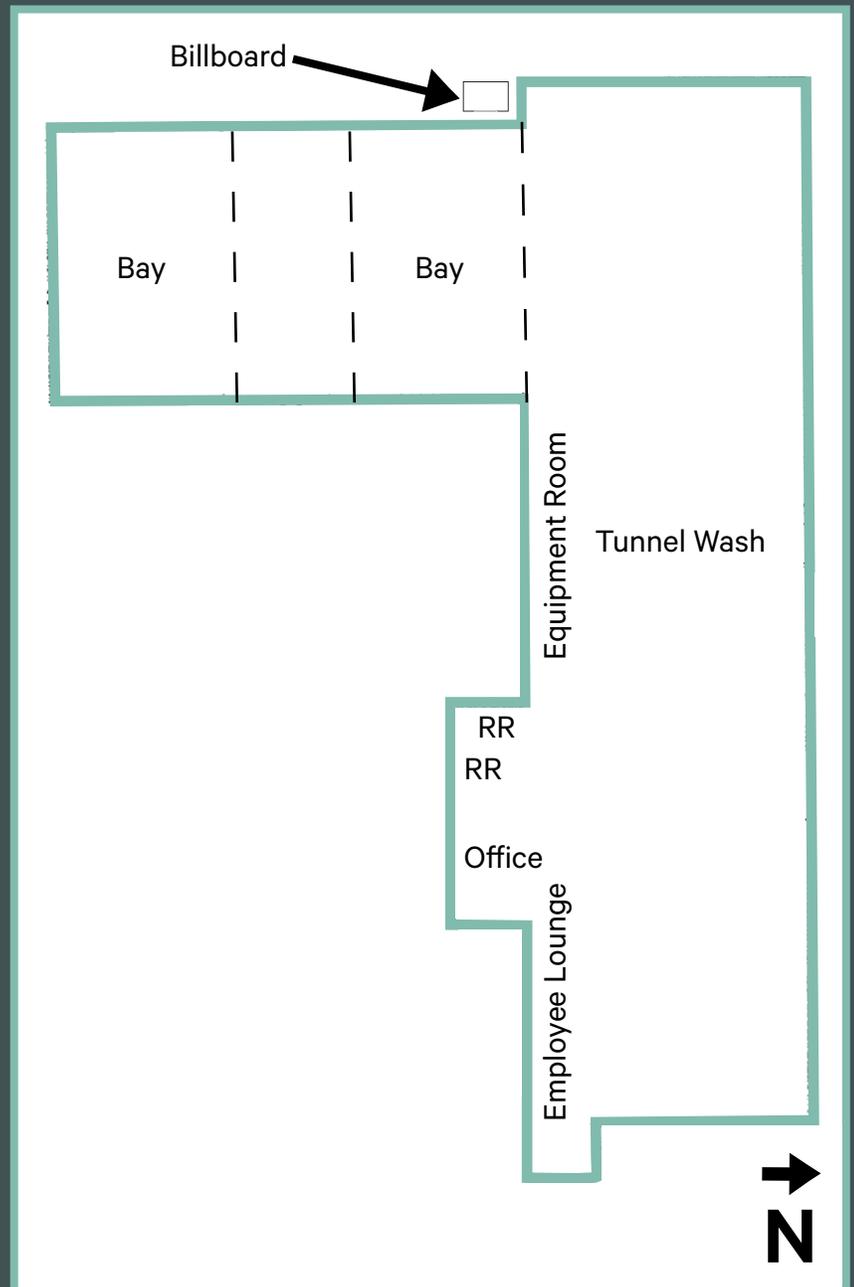


Property Overview:

The subject property is improved with a single-story tunnel type car wash built in 1971, with an addition in 1985 which is used for interior detailing. The building has wood frame and concrete block construction with metal siding, wood siding and a metal roof. The original north section of the building includes a tunnel-style car wash, POS/tunnel control area, employee lounge, office with restroom, employee restroom and an equipment/utility room. The 1985 (south) addition includes two drive-thru bays, a customer lounge and a customer restroom. In addition, there is an advertising sign billboard at the west (front) elevation.

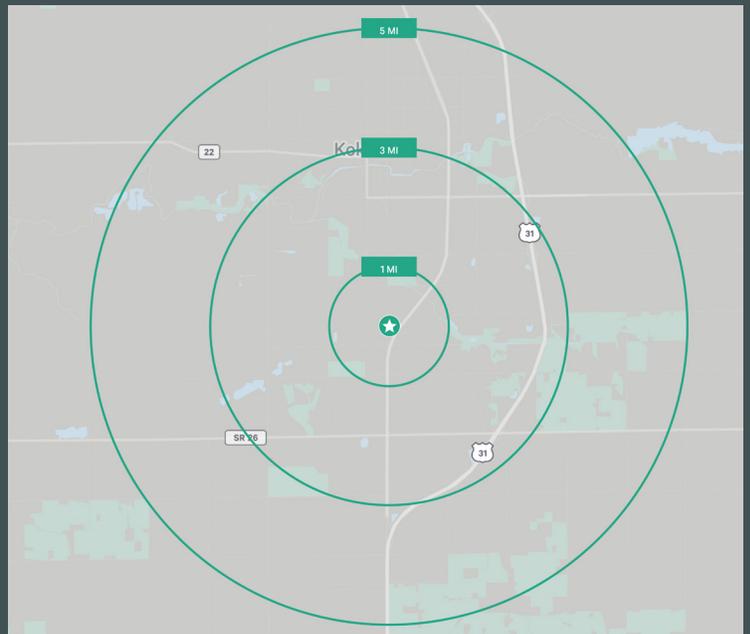
Property Highlights:

- ±0.59 AC
- 4,095 SF Building
- Built in 1971, 1985
- 200amp; 400amp with 3-phase power
- Parcel #: 34-10-18-101-037.000-002
- Howard County
- 2 Access points from Lafountain St
- Vac trailer included
- Advertising billboard on site with income
- Zoning: C-2 Medium to Large Scale Commercial
- **Sale Price: \$550,000**



Demographics:

2025 Demographics	1 Mile	3 Mile	5 Mile
Population	7,311	39,212	66,720
2020-2025 Annual Population Growth Rate	0.39%	0.24%	0.17%
Median Household Income	\$56,476	\$57,945	\$61,177
Households	3,425	17,538	29,621
2020-2025 Annual Household Growth Rate	0.74%	0.51%	0.45%
Employees	6,251	23,874	33,070
Businesses	469	1,843	2,633



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Kokomo, IN 46902

For Sale



Contact Us

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