



# COMMERCIAL CARWASH FOR SALE

Ride with Pride Carwash  
1211 W. Front Street  
Statesville, North Carolina

Price: \$185,000

Approx. 3,300 SF

6-Bay Self-Serve Carwash

0.52 Acre Lot

Zone B-5 (General Business)

5 Vacuum Islands

1 Vending Island

Change Machines

Various Soap, Towels, Fragrance  
Dispensers

Located in West Statesville on West  
Front Street/US Hwy 64/NC Hwy 90

Approx. Traffic Count of 4,700  
Vehicles Per Day

## Features and Facts

1211 W. Front Street Ride with Pride six bay self-serve carwash is located in west Statesville on West Front Street/US Hwy 64 and NC Hwy 90. 2013 NC AADT Maps illustrate traffic count of 4,700 vehicles per day. Features five vacuum islands, change machine, one vending island and various soap, towels and fragrance dispensers. Located on 0.52 acre lot. 2014 reported gross income available upon request. \$185,000.

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**ub**  
UNDERDOWNBALL  
REAL ESTATE SERVICES

**Underdown Ball & Associates, LLC****Robert Ball** – (336) 835-2256

Special Purpose Property For Sale

# Ride with Pride Carwash

1211 W Front Street, Statesville, NC 28677



Price:	\$185,000
Building Size:	3,300 SF
Price/SF:	\$56.06
Property Type:	Special Purpose
Property Sub-type:	Special Purpose (Other)
Property Use Type:	Investment
Cap Rate:	14%
Lot Size:	0.52 AC
APN/Parcel ID:	47347975
Listing ID	19279954
Last Updated	9 days ago

[Find Out More...](#)

## Highlights

- 6 Bay Self Serve Car Wash
- Great investment opportunity

## Description

Excellent investment opportunity

Six Bay Self Serve Car Wash

Flat metal roof on steel truss

Located on a 0.52 acre lot

Zoned B-5 (General Business)

2014 Reported Gross Receipts from car wash was \$26,658

An increase of 15% from 2013 per the property owner

5 Vacuum islands

1 Vending island

Change machines, various soap, towels and fragrance dispensers

Located in West Statesville on West Front Street/US Hwy 64/NC Hwy 90

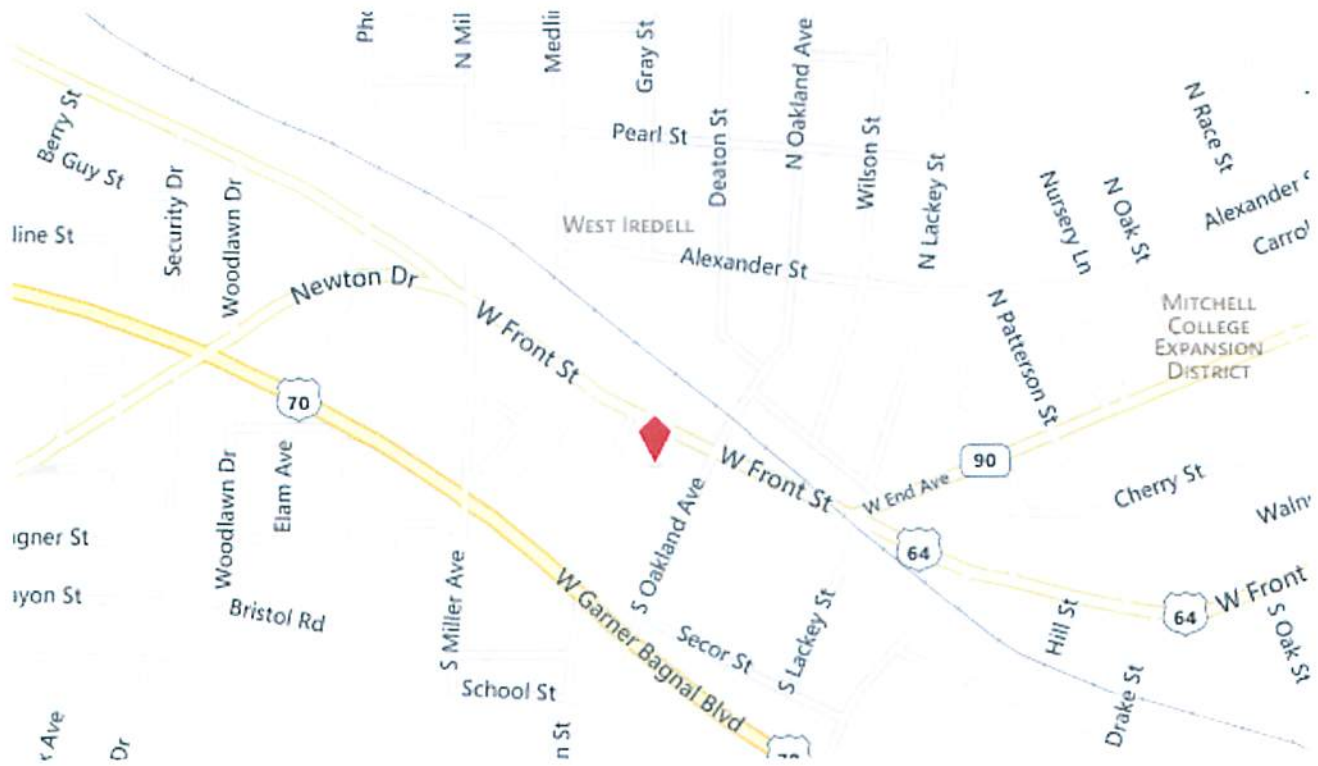
2013 NC AADT Maps illustrate traffic count of 4,700 per day

## Financial Summary

**Actual**

Net Operating Income \$25,900

**Map of 1211 W Front Street, Statesville, NC 28677 (Iredell County)**



**Additional Photos**



Ride with Pride Carwash



Ride with Pride Carwash



Ride with Pride Carwash



Ride with Pride Carwash



Ride with Pride Carwash



Ride with Pride Carwash



Ride with Pride Carwash



Ride with Pride Carwash



Ride with Pride Carwash



Ride with Pride Carwash



Ride with Pride Carwash



Ride with Pride Carwash

Created 6/10/2015

6/12/2015 8:45:27 AM

**IREDELL COUNTY**

**BROOKSHIRE BARNEY L**  
1211 W FRONT ST  
7177750

Return/Appeal Notes:

Parcel: 4734-34-7975 . 000

PLAT: 61/15 UNIQ ID 3534144 SPLIT FROM ID 465606

RIDE WITH PRIDE CARWASH ID NO: 0106K07000K057

CARD NO. 1 of 1

0.520 AC

SRC=

Reval Year: 2015 Tax Year: 2015 L1 BARNEY L BROOKSHIRE PB 61-15

Appraised by 41 on 01/01/2015 01064 INDUSTRIAL BLVD IND

TW-01

CI-01 FR-66 EX-

AT-

LAST ACTION 20150201

CONSTRUCTION DETAIL		MARKET VALUE							DEPRECIATION			CORRELATION OF VALUE								
Foundation - 4	Spread Footing	USE	MOD	Eff Area	BASE RATE	RCN	EYB	AYB	Standard	0.70000	CREDENCE TO MARKET									
8.00	65C	06		3,300	119	72.59	239547	1981	1981	% GOOD	30.00	DEPR. BUILDING VALUE - CARD	71,860							
Sub Floor System - 2	Slab on Grade	8.00										DEPR. OB/XF VALUE - CARD	7,800							
Exterior Walls - 21	Face Brick	38.00										MARKET LAND VALUE - CARD	67,950							
Roofing Structure - 10	Steel Frame or Truss	18.00										TOTAL MARKET VALUE - CARD	147,610							
Roofing Cover - 12	Prefinished Metal	8.00										TOTAL APPRAISED VALUE - CARD	147,610							
Interior Wall Construction - 1	Masonry or Minimum	5.00										TOTAL APPRAISED VALUE - PARCEL	147,610							
Interior Floor Cover - 03	Finished Concrete	2.00										TOTAL PRESENT USE VALUE - PARCEL	0							
Heating Fuel - 01	None	0.00										TOTAL VALUE DEFERRED - PARCEL	0							
Heating Type - 01	None	0.00										TOTAL TAXABLE VALUE - PARCEL	147,610							
Air Conditioning Type - 01	None	0.00										PRIOR								
Commercial Heat & Air - 1	None	0.00										BUILDING VALUE	48,460							
Structural Frame - 04	Masonry	13.00										OBXF VALUE	7,800							
Half-Bathrooms	BAS - 0 FUS - 0 LL - 0	0										LAND VALUE	90,600							
Office	BAS - 0 FUS - 0 LL - 0	0										PRESENT USE VALUE	0							
TOTAL POINT VALUE		100.000										DEFERRED VALUE	0							
TOTAL VALUE												TOTAL VALUE	146,860							
BUILDING ADJUSTMENTS													PERMIT							
Market/Design	2	FACTOR	2	1.0000									CODE	DATE	NOTE	NUMBER	AMOUNT			
Quality	3	AVERAGE	1.0000									ROUT. WTRSHD:								
Size	Size	Size	1.1900									SALES DATA								
Non-Std Wall Height	0	Non-Std Wall Height	1.0000									OFF. RECORD	DATE	DEED	TYPE	Q/UV/I	INDICATE	SALES PRICE		
TOTAL ADJUSTMENT FACTOR	1.190									BOOK	PAGE	MO	YR							
TOTAL QUALITY INDEX	119									00704	0745	9	1984	WD	X	1	0			
													BUILDING AREA 3,300							
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SUBAREA		GS AREA	% RPL CS	CODE	DESCRIPTION	COUNT	LT	HT	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE	
BAS	3,300	100	239547	09	ASP PAVING	0	0	0	13,000	2.00	100		1981	1999		SS		30	7800	
FIREPLACE		1 - None	0	TOTAL OB/XF VALUE																
SUBAREA TOTALS		3,300	239,547																	
BUILDING DIMENSIONS BAS=W110S30E110N30S.																				
LAND INFORMATION																				
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONT TAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES				ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
COMMERCIAL	0700	B5	120	193	1.0000	0	1.0000	UP WSCG					3.00	22651.000	SF	1.000	3.00	67953		0
TOTAL MARKET LAND DATA																		67,950		
TOTAL PRESENT USE DATA																				

