









#### 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.

# 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

Robert Ball 336-366-9212 roberthball@gmail.com

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

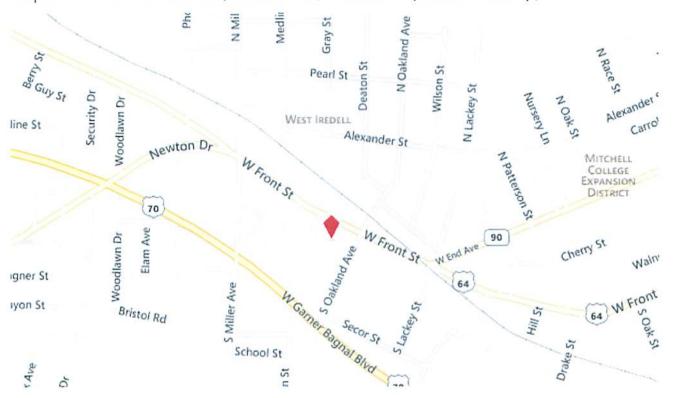
## Financial Summary

#### 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

Created 6/10/2015

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