

Lake Valley Car Wash For Sale



**Sales Price: \$1,600,000.00
NOI: \$119,378.00
Adj. NOI: \$113,409.38
Cap Rate: 7.0%**

- 10,616 Sq. Ft.
- .75 Acre
- Little to No Deferred Maintenance
- Property and Equipment Maintained Immaculately
- **March 2024 Upgrades:**
 - New Credit Card System w/ Tap to Pay & Swipe
 - Adding Credit Card Ability to all Vaccums
 - All New Lines to Self Serve Bays
 - All New High & Low Pressure Hoses
 - All New Selector Switches
 - New State of the art Dixmor Timers
 - New 120 Gal Water Heater w/ Instantaneous Heating ability
 - All New Pump Stand w/ New VFD's
 - New Bubble Brush Board
- Surveillance System Throughout Interior and Exterior
- Adjacent to Harmon's, Arctic Circle, Jiffy Lube, Sonic and Many other Retailers
- Year Built 1997 / **Renovated 2024**
- Parcel: 21-18-351-003-0000



**2040 E. Murray Holladay Road
Suite 310
Holladay, UT
801.876.6070
CRESUTAH.COM**

Scot Boley
Specialist
Cell 801.809.4499
Office 801.876.6071
scot.boleyn@gmail.com

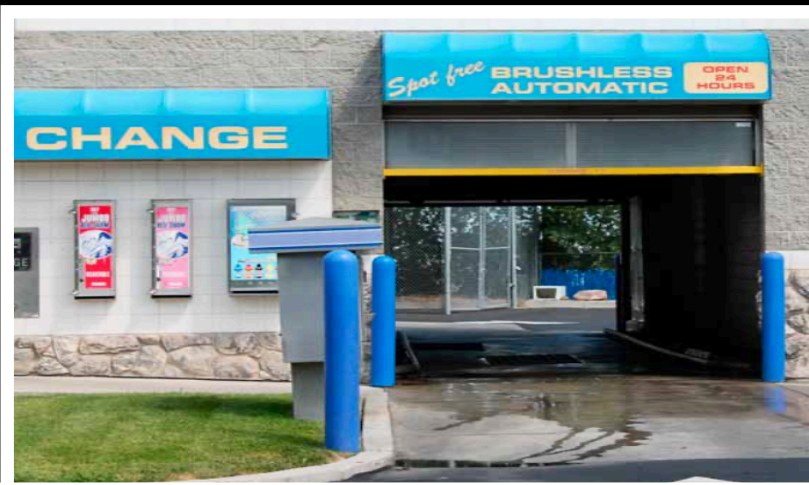
Justin Welch
Principal Broker
Cell 801.718.8842
Office 801.876.6071
justin@cresutah.com



6119 South Cougar Lane
West Jordan, UT 84118
CRESUTAH.COM

Additional Features:

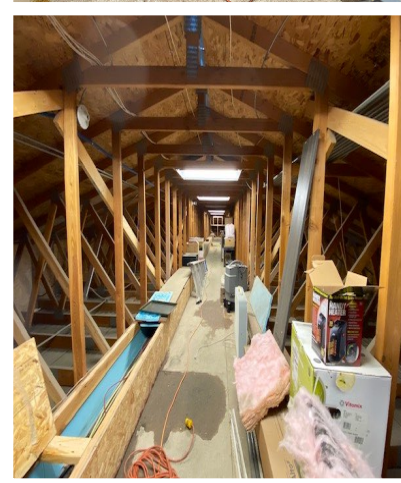
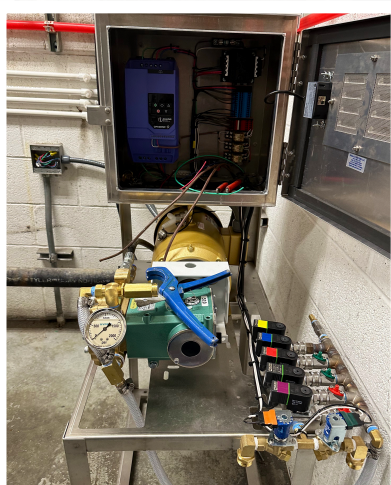
- All of the pumps are VFD pump (5 total). Allowing soft start & slow motor to allow low pressure tire & engine application
- Auto pump is RAZOR (New 2022). Automatic is 60-5000 / 61-5000 (touchless)
- Automatic is fully enclosed with auto operating doors for winter operation
- RO system which produces and stores up to 250 gallons. Storage tank for spot free
- Two large storage cylinders for soft water (2024)
- Each bay equipped with on demand water heaters
- Large Teladyne boiler for floor heat in the bays (circulated warm water flow) which works great and is necessary for winter months
- HUGE pump room
- Bays 5 and 1 automatic equipped each with credit card acceptors i.e. washer Co. with credworks software, Recently updated for instant processing of checking funds immediately
- Vacuums are original. All JE Adams in front (dual vacs, e units, 6 nozzles).
- 1 vacuum and shampoo, 1 vacuum and fragrance.
- 3 Husky pumps, all low pressure for bay presoak, foam brush, and tire and engine. 1 industrial air compressor. Dual charge machine with one brand new Mars acceptor and one Hamilton HXE acceptor



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- Auto bay cashier is a Hamilton
- One shammy sink
- One triple foam dispenser for use in bays with separate low pressure applicator gun in all bays
- The quarter acceptors have been maintained and if continued they will last forever
- The walk way over the bays is very large and the troughs where the lines are run and are easily accessible and maintainable
- Very well established base of loyal customers
- Salon Space - Currently Leased for \$800.00 per month
- Detail Shop - Currently Lease for \$800.00
- Apartment 1: 2 Bedrooms, 1 Bath, Kitchen, living Room

2023 Year End Financials:

- **Net Operating Income: \$237,759.37 (11% Increase from 2022)**
- **Carwash Cash Deposits: \$72,338.00 (8.5% Increase from 2022)**
- **Credit Card Deposits: \$146,221.37 (13.2% Increase from 2022)**
- **Rental Income: \$19,200.00 (Leases expire 2024 & leased below market)**
- **Cost of Goods Sold: \$16,141.66**
- **Adjusted Gross Income: \$237,759.37**
- **Total Expenses: \$102,239.41**
- **Net Operating Income: \$119,378.30**
- **5% Reserve: \$5,968.92**
- **Adjusted Net Income: \$113,409.38**
- **Sales Price: \$1,600,000.00**
- **Cap Rate: 7.0%**

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