

# **ABBINANTE & CO.**

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## **Self Service Car Wash – 4 Bays**

Tucson, Arizona

### **Financial Information:**

**Asking:** \$250,000

**Gross:** \$ -

**Furniture, Fixtures & Equipment:** \$50,000

**Inventory:** \$1,000

**Real Estate:** \$199,000



### **Summary Description:**

This 4-bay self service car wash is strategically located next to a Quik Mart. This car wash sits on a north-south thoroughfare just north of Valencia Road, which has an average traffic flow of 47,000 vehicles per day. The Business was established in 1971. It has been owned and operated for the last 25 years by the current owner. He is disabled and has been unable to properly maintain and operate this opportunity. Because of the lack of maintenance and the apparent lack of curb appeal, this opportunity has a discounted price. This self service car wash has 4 bays plus a covered vacuum area. The Business is open 24 hours, seven days per week without an attendant.

This Business is being represented by a Licensed Real Estate Broker in the State of Arizona, License # BR009292000.

Because of the Confidentiality surrounding the sale of the Business and the Real Property: Potential buyers will be asked to meet at the Broker's office to sign a Confidentiality Agreement and provide proof of funds before receiving additional information.

### **General Information:**

**Facilities:** This 2,400 sq. ft. facility is located on a 12,700 sq. ft. property near a major intersection. Located on favorable "C-2" zoning, this 4-bay self service car wash also has an additional covered vacuum area. The Real Estate in which the facility is housed must be sold together with the Business.

**Support/Training:** Seller understands the importance of helping the purchaser to allow for a smooth transition after the purchase. Since the seller is disabled, his wife will assist in this transition.

**Reason Selling:** Owner is retiring.

**Year Established:** 1971

**Employees:** 0

### **Contact Information:**

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**Broker #:** BR009292000