

## **CONTACT: Brian GODIN**

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## FOR SALE

Sno-White Car Wash 118 Whiting Street Plainville, CT 06062



Excellent Business Opportunity Well Established Full-Service Car Wash

108' Belanger Tunnel

Brand new conveyor – Ultimate Service 7 vacs, 4 bays, 1 exterior truck wash, vending

Asking: \$395,000.00

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

	SNO-WHITE CAR WASH 118 Whiting Street						
	Plainville, CT 06062						
Total square feet	3,840						
Number of floors	1						
Ava square feet	3,840						
Office space	400						
Ext construction	Masor	nry					
Ceiling heights	14'						
Roof	Gable						
Date built	1970						
Sewer/water	Yes / c	city					
Gas	Yes						
Air conditioning	Office						
Type of heat	Gas						
Appraised value		\$475,350.00					
Assessment		\$332,906.00					
Taxes Property Car Wa	sh	\$10,441.70					
2nd lot		\$1,917.64					
Personal		\$1,490.56					
Total acres	0.53	acres					
Zoning	BG						
Parking	Amp	ble					
	SALES PRICE: \$395,000.00						

## Sno-White Car Wash 118 Whiting Street Plainville, CT

Income & Expenses	2014		Jan - May 31, 2015	
Income	\$	114,722.00	\$	77,325.00
2012 Expenses				
Real Estate/ Personal Tax	\$	10,591.00	\$	10,591.00
Payroll	\$	33,884.61	\$	6,661.00
Payroll Taxes	\$	4,459.00	\$	977.00
Soap/Wax	\$	2,750.00	\$	2,775.00
Supplies	\$	4,750.00	\$	2,683.00
Water & Sewer	\$	5,969.00	\$	2,561.00
Sewer	\$	9,141.00	\$	4,052.00
Waste Disposal	\$	2,661.00	\$	1,179.00
Insurance	\$	2,850.00	\$	1,385.00
Comcast- Phone / CC	\$	1,860.00	\$	785.00
Utilities - Gas	\$	21,053.00		
Electric	\$	20,581.00	\$	10,618.00
Misc cash payouts				
Upgrades - repairs	\$	3,500.00	\$	7,452.00
Totals	\$	124,049.61	\$	51,719.00