

# 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: \$525,000.00**

**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 Masonry**

**Ceiling heights 14'**

**Roof Gable**

**Date built 1970**

**Sewer/water Yes / city**

**Gas Yes**

**Air conditioning Office**

**Type of heat Gas**

**Appraised value \$475,350.00 Assessment**

**\$332,906.00**

**Taxes Property Car Wash \$10,441.70**

**2nd lot \$1,917.64 Personal \$1,490.56**

**Total acres 0.53 acres**

**Zoning BG**

**Parking Ample**

**SALES PRICE: \$525,000.00**

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

**Income & Expenses**

**2012 Income** **\$ 158,100.00**

**2012 Expenses**

<b>Real estate / personal tax</b>	<b>\$ 13,859.00</b>
<b>Payroll</b>	<b>\$ 38,327.00</b>
<b>Payroll taxes</b>	<b>\$ 3,495.00</b>
<b>Soap / wax supplies</b>	<b>\$ 6,250.00</b>
<b>Water &amp; sewer</b>	<b>\$ 12,579.00</b>
<b>Waste disposal</b>	<b>\$ 2,616.00</b>
<b>Insurance</b>	<b>\$ 4,000.00</b>
<b>Telephone</b>	<b>\$ 1,692.00</b>
<b>Utilities - gas / electric</b>	<b>\$ 29,490.00</b>
<b>Miscellaneous</b>	<b>\$ 23,400.00</b>
<b>Repairs</b>	<b><u>\$ 1,750.00</u></b>

**Total expenses** **\$ 137,458.00**

**Income** **\$ 158,100.00**

**Expenses** **\$ (137,458.00)**

**Miscellaneous** **\$ 23,400.00**

**Cash flow** **\$ 44,042.00**

**SALE PRICE: \$525,000.00 = CAP RATE 8.4%**