

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: \$525,000.00

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