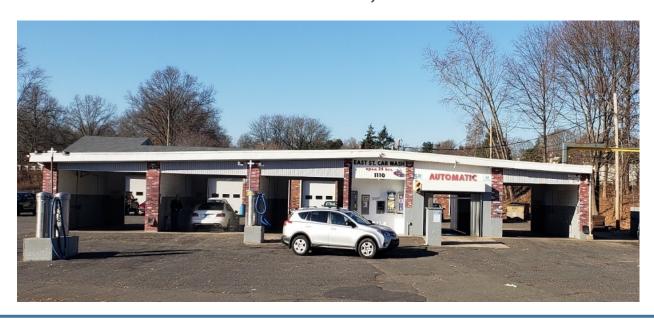


CONTACT: BRIAN GODIN

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FOR SALE

1110 East Street New Britain, CT



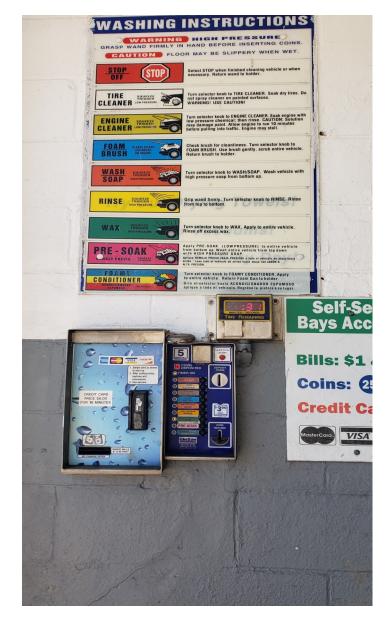
Well Established Car Wash and Auto Repair Shop
East Street Car Wash
Well maintained and successful customer base
1 acre located on busy East Street
2,576 S/F Car Wash & 4,160 S/F Shop Building

Asking Price: \$900,000.00

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.







1110 East Street Car Wash

Total square feet. 3,000

Exterior construction Masonry

Date built, 1966

Water/sewer, Yes

Gas. Yes

Electrical. 200 amps / 3 phase

Land 1 acre

Zoning. BI Business district

Assessment \$255,360.00

Taxes. \$11,902.36 / property. \$525.00 / equipment

Insurance. \$6,323.79

East Street Car Wash is an icon of New Britain, CT. 48 years owned by the same family.

A large lot with room to expand

4 Self service bays with triple foam feature. \$1 & \$5 plus credit cards accepted in all bays.

1 open air truck bay - 14ft. boom - big enough to handle the large rigs. Accepts Credit Card, \$bills. Also triple foam and foam brush booms high enough to be out of the way. The only truck bay of its type in the area.

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- 1 Touchless Automatic (Southern Pride) coin, \$bills credit cards accepted. (Cryptopay)
- 9 Self serve vacuums 7 accepts coin, \$bills.
- 2 Hamilton Change machines. One front load, one rear load.
- 1 carpet shampoo machine.
- 1 Air machine.
- 2 rebuilt/adapted electronic towel vending machines.



Recently Updated

- 1 5 column electronic "little tree" vending machine with Cryptopay credit card reader.
- 2 Brand new J.E. Adams Vacuums.
- 1 3 column electronic vending machine with Cryptopay credit card reader.

Hamilton rear load change machine has new components.

Brand New L.E.D. Ceiling Low energy bay lighting. (Truck bay wall lighting)

Rear security L.E.D. Lighting.

Brand New L.E.D. Vacuum area lighting.

New Road Sign.



1108 East Street Garage

Taxes, Water, Insurance, Assessment

Combined with Car Wash.

Total Square feet 4000 Exterior Construction Masonry Date Built 1975/1979

No floor drains

Bays 7

Receiving Area Yes
Office Yes
Bathrooms 2

Attached Storage room Yes/10' x 10'

Gas service Yes

Profit & Loss

Annual Income	2016	2017**	2018
Gross Sales (Car Wash)	\$111,124.00	\$116,683.00	\$110,421.74
Rental Income (Garage)	\$19,250.00	\$12,250.00	\$17,500.00
Expenses			
Water & Sewer	\$6,900.22	\$8,727.64	\$13,725.06
Electric	\$4,672.10	\$5,894.14	\$5,913.87
Gas	\$3,907.87	\$5,569.68**	\$6,190.07
Property Taxes	\$11,725.59	\$11,902.36	\$12,895.68
Equipment Tax	\$591.86	\$525.71	\$490.86
Property insurance	\$5,807.55	\$6,323.79	\$6,311.20

^{**}Switched to all warm water in 2017 Owner has option to regulate.

Gross Income	\$130,374.00	\$128,933.00	\$127,921.74
Expenses	\$33,605.19	\$38,943.32	\$45,526.74
Net Operating Income	\$96,768.81	\$89,989.68	\$82,395.00

Car Wash Cash Sales Vs. Credit Card Sales

2016 - \$81698.00 Cash Vs. \$29,426.00 Credit Card

2017 - \$77,660.95 Cash Vs. \$39,022.05 Credit Card

2018 - \$75,889.26 Cash Vs. \$34,532.48 Credit Card