

# 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**





**WASHING INSTRUCTIONS**

**WARNING HIGH PRESSURE**  
 GRASP WAND FIRMLY IN HAND BEFORE INSERTING COINS.  
**CAUTION** FLOOR MAY BE SLIPPERY WHEN WET.

**STOP OFF** Select STOP when finished cleaning vehicle or when necessary. Return wand to holder.

**TIRE CLEANER** Turn selector knob to TIRE CLEANER. Soak dry tires. Do not spray cleaner on painted surfaces. **WARNING! USE CAUTION!**

**ENGINE CLEANER** Turn selector knob to ENGINE CLEANER. Soak engine with low pressure chemical; then rinse. **CAUTION:** Solution may damage paint. Allow engine to run 10 minutes before pulling into traffic. Engine may stall.

**FOAM BRUSH** Check brush for cleanliness. Turn selector knob to FOAM BRUSH. Use brush gently, scrub entire vehicle. Return brush to holder.

**WASH SOAP** Turn selector knob to WASH/SOAP. Wash vehicle with high pressure soap from bottom up.

**RINSE** Grip wand firmly. Turn selector knob to RINSE. Rinse from top to bottom.

**WAX** Turn selector knob to WAX. Apply to entire vehicle. Rinse off excess wax.

**PRE-SOAK** Apply PRE-SOAK (LOW PRESSURE) to entire vehicle from bottom up. Wash entire vehicle from top down with HIGH PRESSURE SOAP.  
 Aplicar SUDOS PREVO (BAJA PRESIÓN) a todo el vehículo de abajo hacia arriba. Luego lavar el vehículo de arriba hacia abajo con JABÓN A ALTA PRESIÓN.

**FOAMY CONDITIONER** Turn selector knob to FOAMY CONDITIONER. Apply to entire vehicle. Return Foam Gun to holder.  
 Dire el selector hacia ACONDICIONADOR ESPUMOSO y aplicar a todo el vehículo. Regrese la pistola a su lugar.

TIME REMAINING: 3:31

**Self-Service Bays Access**

Bills: \$1  
 Coins: 25¢

Credit Card

MasterCard VISA

COINS DEPOSITED  
 5  
 1  
 2  
 3  
 4  
 5  
 6  
 7  
 8  
 9  
 0  
 PRE-SOAK  
 TIRE CLEANER  
 ENGINE CLEANER  
 WASH SOAP  
 RINSE  
 WAX  
 FOAM BRUSH

CREDIT CARD PRICE \$6.00 FOR 10 MINUTES

## **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**

<b>Annual Income</b>	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