

# FOR SALE

**392 & 396 South Main  
New Britain, CT**



**Well Established Car Wash and 2 Family House  
New Britain Car Wash  
Well maintained and successful customer base  
.40 acres located on busy South Main Street  
1,792 S/F Car Wash/ 1,984 S/F Two Family House**

**Asking Price: \$525,000.00**





Auto Drive In Bay



Self Serve Bay



Modern Vacuum





### 392 South Main Car Wash

Total square feet.	1,792
Exterior construction	Masonry
Date built.	1985
Water/sewer.	Yes
Gas.	Yes
Electrical.	200 amps/3 phase
Land	0.27 acre
Zoning.	BI Business district
Assessment	Car Wash - \$188,300.00 Two Family House - \$84,910.00
Taxes.	\$6744.78 / property. \$1014 / equipment
Insurance.	\$3819.00

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

1 Touchless Automatic (Southern Pride) \$bills credit cards accepted.

6 Self serve vacuums - 2 accept \$bills.

1 carpet shampoo/vacuum combination vacuum

1 mechanical vending machine

Recently Updated

2 3 column electronic vending machines with credit card.

2 single column electronic vending machines

Rebuilt touchless automatic tower

Rebuilt Hamilton GoldLine Auto cashier.

Hamilton front load change machine

Rebuilt bay doors (GinSan)

L.E.D. Low energy lighting

## Improvement Costs 2015 - 2018

### Car wash

New Bay doors (GinSan) & spare.	\$7,500.00
Cryptopay Credit Card System.	\$3,000.00
Gold Line ACW controller	\$3,300.00
Back up Automatic program.	\$2,500.00
Rebuild touchless tower.	\$3,200.00
Vacuum/Shampoo vacuum.	\$4000.00
2 Rebuilt Vacuums/bill accepter.	\$1,600.00
2 soap barrel mixing motors.	\$400.00
New Security Cameras & DVR	\$900.00
L.E.D. Lighting	\$800.00

### Two Family House 2015 - 2018

New/Rebuilt Cellar hatchway. stairway - metal inner door.	\$5,000.00
New Appliances 2 washer & dryers 2 electric stoves 2 Refrigerators.	\$4,200.00
2nd Story Tiled kitchen floor.	\$300.00
Separated locking circuits For washer/dryer.	\$700.00

<b>Expenses</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>
Water & Sewer	\$4,180.44	\$4683.03	\$6,035.02	\$4,441.39
Electric.	\$3,544.11	\$4317.13	\$3,595.74	\$4,124.95
Gas	\$2,690.93	\$3946.45	\$3,985.55	\$4,804.27
Car wash property tax.	\$6,791.86	\$6744.78	\$9,509.16	\$9,509.16
Equipment Tax.	\$1,014.30	\$1014.30	\$1,825.58	\$910.00
Car wash insurance	\$3,979.57	\$3819.00	\$4,026.00	\$4,200.00
House insurance.	\$1,367.00	\$1450.00	\$1,560.00	\$1,560.00
House property tax	\$4,157.70	\$4128.88	\$4,287.00	\$4,287.96
All Soaps				\$3,779.97
Vending Products				\$2,300.00
Internet				\$600.00
Trash Removal				\$1,224.00
Snow Removal				\$150.00 per storm 6" or less Includes sidewalk by street and 2 Family house parking lot
<b>Profit &amp; Loss</b>				
<b>Annual Income</b>				
Gross Sales (Car wash).	\$106,768.00	\$106,880.00	\$88,264.90	\$90,108.28
Rental Income ( Two family house).	\$15,200.00	\$19,200.00	\$16,990.00	\$14,400.00
Gross Income.	\$121,968.00	\$126,080.00	\$105,254.90	\$104,508.28
Expenses.	\$27,725.91	\$30,103.57	\$34,456.16	\$41,741.70
Net Operating Income.	\$94,242.09	\$95,976.43	\$70,798.74	\$62,766.58

#### Car Wash Cash Sales Vs. Credit Card Sales

2016 - \$90,653.20 cash Vs. \$16,114.80 credit card

2017 - \$88,117.04 cash Vs. \$18,762.96 credit card

2018 - \$72,759.11 cash Vs. \$15,505.79 credit card

2019 - \$73,455.31 cash Vs. \$16,652.97 credit card