

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: \$700,000.00



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.
 Aplique jabón PREVO (BAJA PRESIÓN) a todo el vehículo de abajo hacia arriba. Limpie todo el vehículo de arriba hacia abajo con JABÓN ALTA PRESIÓN.

FOAMY CONDITIONER Turn selector knob to FOAMY CONDITIONER. Apply to entire vehicle. Return Foam Gun to holder.
 Dirija el selector hacia ACONDICIONADOR ESPUMOSO y aplique 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

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