

CAR WASH FOR SALE - DAYTONA



TWO WAYS TO BUY

1. Real Estate & Business \$1.85M
2. Business and Equipment - \$850K, Real Estate Lease, TBD/mth NNN
Minimum 10 year contract.
Options to be discussed.

PLEASE DO NOT DISCUSS THIS SALE WITH ATTENDANTS ON DUTY

SITE INFORMATION

LOCATION:

1330 Beville Road, Daytona FL

SITE DESCRIPTION:

This site is next to a CVS which is on an extremely heavily traveled corner. Located on the main east/west artery just south of Daytona Raceway leading into the heart of Daytona's residential neighborhoods. Major roadway with great traffic counts above 66,000 AADT at the intersection. This location has high exposure and the surrounding area has a heavy apartment concentration.



EQUIPMENT:

5 bay self-serve (Carolina Pride) with 2 friction automatics
(Istobal M12 combo unit & M18 Friction)
10 combo vacuums (Fragra-Matics) Full list of Support equipment will be provided during due Diligence

ZONING AND LAND USE:

Commercial zoning with compatible Land Use

Richard L. Skrovaneck, CCIM 863-698-5005

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Individual Memberships



NOTICE TO BROKERS AND PROSPECTIVE PURCHASERS/TENANTS: THE MATERIAL CONTAINED IN THIS OFFERING IS FURNISHED SOLELY FOR THE PURPOSE OF YOUR CONSIDERATION TO PURCHASE/LEASE THE PROPERTY CONTAINED HEREIN, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE EXPRESS WRITTEN CONSENT OF SKROVANEK COMMERCIAL REAL ESTATE OR THE OWNER. THE MATERIAL IS BASED ON INFORMATION OBTAINED BY OWNER AND ON INFORMATION OBTAINED BY SKROVANEK COMMERCIAL REAL ESTATE FROM SOURCES THEY DEEM RELIABLE. THIS IS A SUMMARY OF PERTINENT FACTS ON THE PROPERTY AND IS NOT INTENDED TO CONTAIN ALL OF THE INFORMATION DESIRED BY A PROSPECTIVE PURCHASER/TENANT. PROSPECTIVE PURCHASERS/TENANTS SHOULD MAKE THEIR OWN INVESTIGATION AND CONCLUSIONS WITHOUT RELIANCE UPON THE MATERIAL CONTAINED HEREIN. NEITHER OWNER NOR SKROVANEK COMMERCIAL REAL ESTATE, NOR ANY OF THEIR OFFICERS, EMPLOYEES OR AGENTS MAKE ANY REPRESENTATION OR WARRANTY EXPRESSED OR IMPLIED AS TO THE ACCURACY

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FINANCIAL DATA

Listing price is based on stated 2008 tax returns.
\$33,581/mth average revenue. Owner benefit worksheets available for the last three years with accepted offer .

Year	Gross Rev	Expenses	NOI
2008	\$402,972	\$xxxxxx	\$xxxxxx
2007	\$401,329	\$xxxxxx	\$xxxxxx
2006	\$424,363	\$xxxxxx	\$xxxxxx



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Your Mortgage Payment Information

Amortization graph Repayment chart Balance graph

Home Value: \$
 Loan amount: \$
 Interest rate: %
 Loan term: years
 Start date:
 Property tax: %
 PMI: %

Refinance at 4.25% FIXED
 \$150,000 mortgage for \$633/mo. No SSN req.
 Calculate new Payment! [MortgageRefinanceLenoCo.com](#)

Reverse Mortg. Calculator
 Florida Reverse Mortgage Calculator Find Out How Much You Can Receive!
[AboutReverseMortgage.com/Florida](#)

Current Mortgage Rates
 Mortgage Rates Hit 46 Month Low! See Rates - No Credit Check Needed.
[www.CompareMortgageRates.com](#)

Mortgage Repayment Summary

Monthly Payment: **\$11,474.42** Total of 240 Payments: **\$2,753,861.82**

	POPULATION		
	1 MILE	3 MILES	5 MILES
POPULATION	5,102	29,593	62,325
HOUSING UNITS	4,573	26,447	53,389
HOUSEHOLDS	8,561	60,881	120,275
POPULATION IN GROUP QUARTERS	581	4,225	5,783
MALE POPULATION	4,581	29,832	58,337
FEMALE POPULATION	4,380	31,049	61,438

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