



**FOR SALE
BRAND-NEW
STATE OF THE ART CAR-WASH**

LOCATION: City of Miramar, Florida

ZONING: B3 Commercial

LAND SIZE: 41,035 sqft. Approx.,

PRICE: \$3,500,000

TERMS: All Cash at Closing.

NOTES: Great location with High Traffic Count. Residential and Commercial Area. The Car-Wash will have large 100 ft. Tunnel, Car-Boutique Shop and Waiting Room. Projected 100,000 cars (wash-only) at \$6.50 average Yrly, additionally more than 10,000 cars Yrly detailed at approx \$20.00 each plus Auto-Boutique Sales. Projected Gross Profit First Yr. \$850K Approx. Operating expenses including RE Taxes \$373K. Net Income over \$477K Yrly. Projected C.A.P. over 13%. Opened November 2010.

ALH 44 P

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