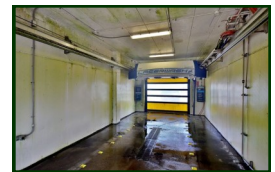
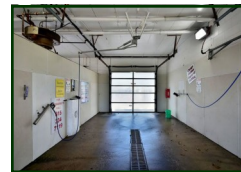
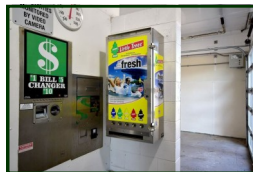


BUSINESS FOR SALE

Operating Car Wash

Owner has switched brokers and dropped the price 14% on this well maintained and recently upgraded car wash. 4 heated enclosed stalls (3 manual, 1 automated touchless) and 1 exterior truck wash. Car wash has direct traffic access from McDonalds and Chase Bank drive thru's and BP gas station. Heated change machine room, heated and locked supply/soap room, heated and locked office and new laserwash 360 plus touchless automated wash booth. Owner invested \$243,000 in improvements and new equipment in 2015-16. Heirs motivated to sell. See attached list of updates. Contact broker for financials. Visit Premier Commercial Realty to view all our listings.

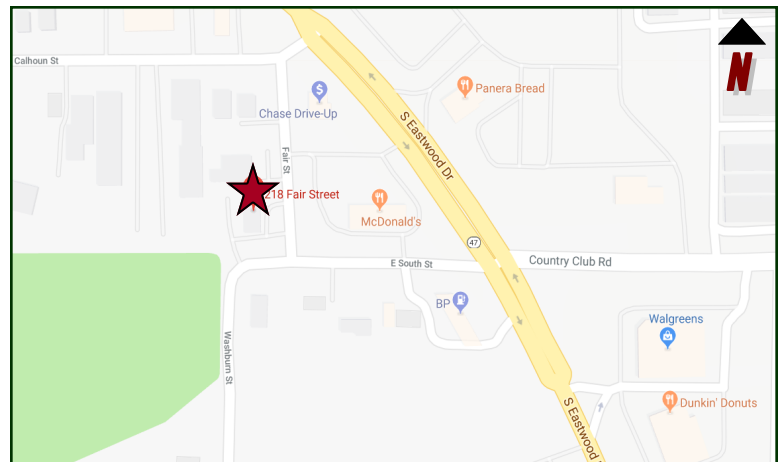


PROPERTY SPECIFICATIONS

Description:	Operating Car Wash
Building Size:	2,219 SF
Year Built:	1968
Years in Business:	50
Business Hours:	7 a.m. - 6 p.m. Daily
# of Employees:	1 Part Time
Reason to Sell:	Death of Owner
Lease Available:	No
Sewer/Water:	City
Real Estate Taxes:	\$6,110.46 (2017)
Gross Sales:	Financials provided to qualified prospects.
Inventory Value:	\$2,500 (approx)
Lease Price:	Not for Lease
Sale Price:	\$365,000 Business and Real Estate

INCREDIBLE OPPORTUNITY / MOTIVATED SELLER

MLS: 10025083



Directions: Route 47 to either Calhoun or South St. West to Fair St.

PIN: 13-05-456-036

July 31, 2018

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.

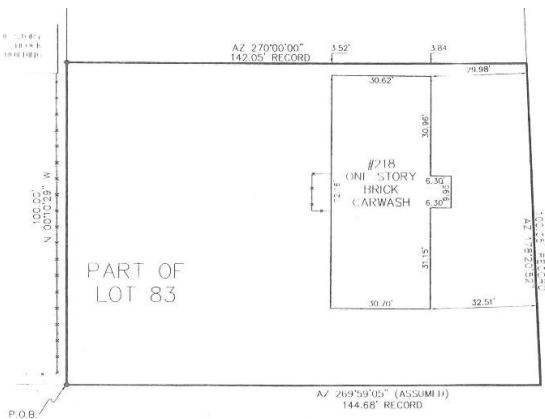
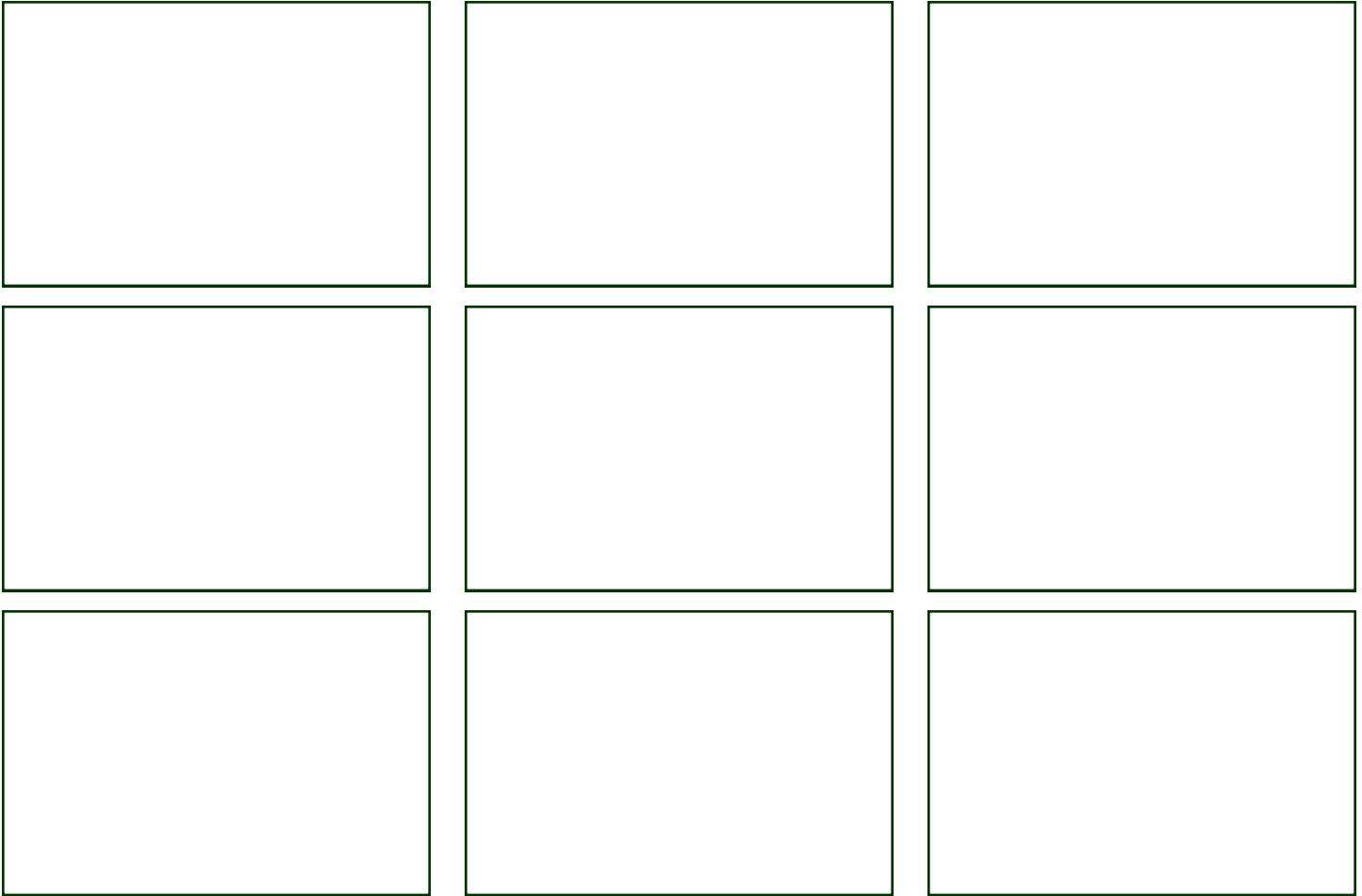
[CLICK HERE](#)
TO VISIT OUR WEBSITE

www.PremierCommercialRealty.com



Industrial
 Commercial
 Office
 Land
 Business

218 Fair Street
 Woodstock, IL 60098



Woodstock Car Wash

Garage Door Services	9/11/2015	\$728.50
Superior Roofing	9/21/2015	\$2,820.00
Woodstock Paving	10/2/2015	\$15,178.90
All Doors and More	10/22/2015	\$11,270.00
Jensens Plumbing & Heating	11/10/2015	\$1,694.57
Eagle Refrigeration	1/12/2016	\$3,750.00
Gorgette Masonry	1/18/2016	\$4,848.00
TDS Door	1/19/2016	\$1,556.00
Huemann Water Conditioning	1/21/2016	\$7,703.00
MJS Plumbing	3/15/2016	\$900.00
Badgerland Car Wash	4/20/2016	\$148,793.20
Associated Electric	4/27/2016	\$16,930.00
Com Ed	6/22/2016	\$2,968.46
Acme Concrete	6/23/2016	\$750.00
Copley Roofing	6/28/2016	\$23,304.00

\$243,194.63