

# ROUTE 69 CAR WASH

Kuna, Idaho

## THE BUSINESS

Route 69 Car Wash is located on Main Street, across from the park in Kuna, Idaho. This coin operated, all cash car wash uses high pressure wands to clean. The business is open 24/7 and the heated floors allow cleaning all winter long.



Click [here](#) to view slide show

## THE COMPANY

The building is four bays with equipment and office in the center. Construction is solid concrete walls and footings with rebar. Walls are 30" below grade. All the walls were poured upright, 14' high, in one single pour. The color is a light brown with the color in the concrete. It needs sealing only every five to six years. It has a stainless steel accent band across the front. The roof is open truss design to eliminate rot and mildew issues. The roof is 100-year metal standing rib. The bollards front and rear are steel poured with concrete and vinyl liners over the top. The only paint is on the two red columns in front. Each bay has a 1,500 gallon sand and grease tank with a 1,500 gallon final grease trap outside before it goes to the sewer. Bay 4 has plumbing rough in and conduit in the floor and out front for future installation of a short tunnel drive through. Bays 1, 2, and 4 are 13' wide and 12' tall. Bay 3 is the super bay that is 15' wide and 12' tall. The alley excess is dedicated by ACHD and the front walk was set and poured to ACHD specifications to match up to the planned future new Main Street alteration in front. A complete equipment list may be viewed by clicking [here](#).

## THE REASON FOR SELLING

The Sellers are retiring from all their business ventures after a full life.

## THE OPPORTUNITY

Kuna is one of the fastest growing areas of Ada County. This car wash is centrally located to take advantage of the increase in growth that has been experienced and continues. This is a low maintenance facility and an excellent opportunity for someone looking for either a part time job or an absentee situation.

**ASKING PRICE**

~~\$485,000~~

**Price Reduced to**

**\$425,000**

## TERMS:

Cash or other terms acceptable to Seller. Seller is willing to carry a reasonable level of debt from qualified borrowers.

## ASSETS

Real Estate & Equipment (cost) \$ 450,000

**Total Assets** **\$450,000**

*All values provided by Seller*

## SELLER'S DISCRETIONARY CASH FLOW\*

[Contact Agent for Confidential Financial Information](#)

\*Seller's Discretionary Cash Flow is the ESTIMATED amount of money a new owner could expect to have after running the business for one year in the same manner as the seller before depreciation, debt service and payment for owner's compensation and owner's perks.

*Financial information provided by Seller*

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## ARTHUR BERRY & COMPANY

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For more information visit [www.arthurberry.com](http://www.arthurberry.com) or contact:

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TO RECEIVE FURTHER INFORMATION, sign and return the Confidentiality Agreement/Agency Representation found on our web site. The listing agent, **DAVE NORRIS**, will then contact you. If you prefer, this agreement can also be requested by contacting Dave at **208-639-6167**. The information above has been provided by the seller. Arthur Berry & Company makes no representation as to its reliability. Price and terms subject to change at seller's discretion. FILE 4134