

# TUNNEL CAR WASH

Treasure Valley, Idaho

## THE BUSINESS

This car wash is located in the heart of Treasure Valley on a high traffic count intersection. This "award winning" exterior, conveyor car wash utilizes modern, "green", eco friendly applications. It is "state of the art" cleaning, waxing and drying for one of your customers' most prized possessions, their vehicle. It is open 7 days a week, staffed for efficient operation and customer care. Offering vending items, vacuums and shampoo machines. On site cameras are internet based for offsite viewing.

## THE COMPANY

The building is a 105' tunnel conveyor car wash built in 2003. It features 10 application points for deep cleaning. The receiving area offers dual spray applicators for pretreating tough film on vehicle exteriors. The prep area handles high pressure water wands, tire and motor pressure spray wands, stainless steel soap buckets and brushes for exterior cleaning of the most difficult to reach areas on vehicles. The arches that handle chemicals are stainless steel for durability and ease of maintenance. They offer Presoak chemical, Wheel cleaning application, High Pressure Rinse arch, Soap arch, Wash across Mitter arch, Van Side wash mitters, Rocker Panel mitters, Quarter Panel mitters, Three wax columns, Polish mitters, Undercarriage cleaning applicators, "Rainfall" Rinse applicator, Spot free Rinse arch, Drying Agent Arch, Top tilt center front to rear dryer, Center top down dryer, Dual Side vertical rotating dryers, Exit center front to rear dryer and safety sign for final exit. All Peco equipment on site is in good working condition and excellently maintained. The triple drain pits are 1,500 gallons each.

Construction is cinder block, reinforced with poured concrete and re-bar, faced with painted stucco. The west wall is all glass windows for customer appeal and anticipation. The interior of the tunnel housing the conveyor and pit is covered with open stainless steel grating. Hosing for the tunnel runs parallel to the pit covered in diamond plate. The flat membrane roof is sealed and equipped with overflow drains. The bollards are painted concrete filled pipe. The entrance apron is stamped concrete and both entrance and exit ramps are heated for winter safety. All wash arches are built for 7' 8" limits.

The car wash has two office spaces. The rear, car wash "entrance" office is being utilized for the car wash while the street-side "exit" office offers one drive-thru window and one walk up sliding window formerly utilized as a coffee shop.

## THE OPPORTUNITY

Nestled in the "heart" of Treasure Valley, this award winning car wash retains a solid customer base, with reputation and longevity, allowing a new owner security of established growth and visibility.

## THE REASON FOR SELLING

The sellers are retiring.

## ASKING PRICE

**\$590,000**

## TERMS:

Cash or Other Terms  
Acceptable to Seller  
Seller will carry  
Qualified purchasers

## ASSETS

Land & Equipment (assessed value)	\$660,000
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*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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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 4171