

# WATERWORKS CAR WASH

2651 E. Fairview Avenue - Meridian, Idaho

Built in 2002, Waterworks Car Wash is likely one of the best located self serve car washes in the Treasure Valley. Waterworks is located on the southeast corner of Fairview Avenue and Hickory. This signalized intersection provides exceptional visibility and ease of access. Indeed, the total traffic count as measured by traffic east of Locust Grove is 34,315 cars per day (measured April 2008 by Compass).

The site is approximately 1.69 acres (Ada County Assessor) with approximately 300 feet of Fairview frontage. The car wash consists of 8 self-serve bays and 2 self-serve automated bays. The site is further improved with six vacuum islands, each containing two vacuums. Six of the vacuums have shampooing and spot removing capabilities. Additional features of the facility include debit/credit card capability with sophisticated software that provides numerous customer service options. The debit/credit card machines also accept fleet cards. Waterworks currently has six fleet accounts. All the bays have built-in ice melt systems in the concrete as well. Additionally, 16 surveillance cameras are placed strategically around the site to provide security and remote monitoring.

To differentiate itself from other self-serve car washes, Waterworks is staffed with an on-site assistant from 8:30 AM to 5:30 PM, seven days a week. Also every customer is provided with a free microfiber towel and as a nice touch each customer is also given a Tootsie Pop. Waterworks uses only the best chemicals and soaps for the automated tunnel and the self serve bays. Waterworks' prices are less than some of the other car washes in the immediate vicinity and also provides free vacuum use.

**At the current asking price of \$800,000 Waterworks is attractively priced at land value which essentially implies near 2010 value on the improvements. The price calculates to approximately \$10.86 PSF of land area.**



**\* SHORT SALE \***  
~~\$1,100,000~~

**Price Reduced to**  
**\$800,000**

*\* Must be approved by Lender*

*Detailed operating financial data is available upon request, evidence of financial capability, and execution of a Confidentiality Agreement*

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TO RECEIVE FURTHER INFORMATION, sign and return the Confidentiality Agreement/Agency Representation found on our web site. The listing agent, **RANDY LIMANI**, will then contact you. If you prefer, this agreement can also be requested by contacting Randy at **208-639-6172**. 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 4178 Rev 20110204