Self-Serve & Automatic Car Wash For Sale

1806 & 1808 S. Main St | Roswell, NM 88201

WESTERN STATES
COMMERCIAL REAL ESTATE

Self-Serve & Automatic Car Wash For Sale

Aerial

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MICHAEL RENEAU
michael@ws-cre.com
505-273-7169

FLORA KOLLER
flora@ws-cre.com
505-273-7167

Summary

Sale Price	$1,375,000
Type	Retail
Use	Car Wash
Complete Acreage	1.008
Office Size	625 SF Office, Private Restroom, & Equipment Room
Storage Building SF	1,800 SF
Storage Building	Slump Block Masonry, Sloped Metal Roof, Tamper-Proof Rebar
Signage	Lighted Electrical Sign

Property Highlights

- Two Car Wash Options – 2 Bay Touchless Automatic Car Wash and 6 Bay Self-Serve Car Wash
- Well Established Business
- Excellent Location on Main St
- Equipment Has Been Well Maintained
- Cash-Flowing, Profitable and Fully Operational
- Well Designed Layout Conducive to Efficient Operations
- Valuable Real Estate

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General Financial Summary

Financial Summary*

Gross Revenue	$613,810
Income	$176,889
Real Estate Included	Yes

*All financial information contained herein is provided to the best of our knowledge and is subject to change. No representations or warranties are made as to the accuracy or completeness of the information. Prospective purchasers should independently verify all financial and property information.

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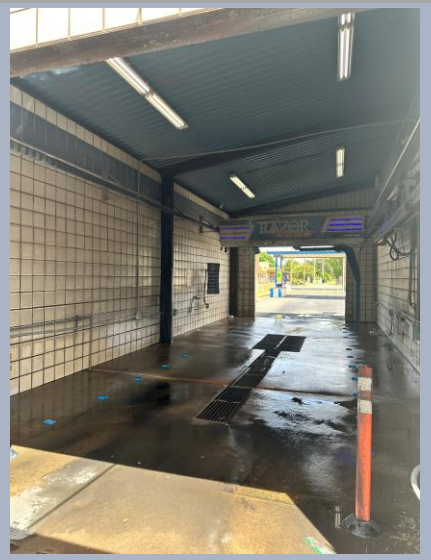
Automatic Bays Summary

Lot acreage	.46
Year Built	2008
Building SF	1,800 SF
Drying Canopy Sf	600 SF
Security System	3 Digital Cameras, CCTV (Color) with Hard Drive & Wifi Access
Car Wash Equipment	
Type	WashWorld Razor Edge - Self-Serve Touchless In-Bay Automatic Car Wash
Equipped With	LumenArch and SpectraRay LED Lights, Virtual Assistant, Self-Aligning Technology, Tri-Color Foam Systems, Spot Free Rinse, 3 High-Powered Blow Dryers
POS System	Hamilton Gold Line Pay System with Pay Assist, Credit/Debit, and Cash Accepted
Bays	2



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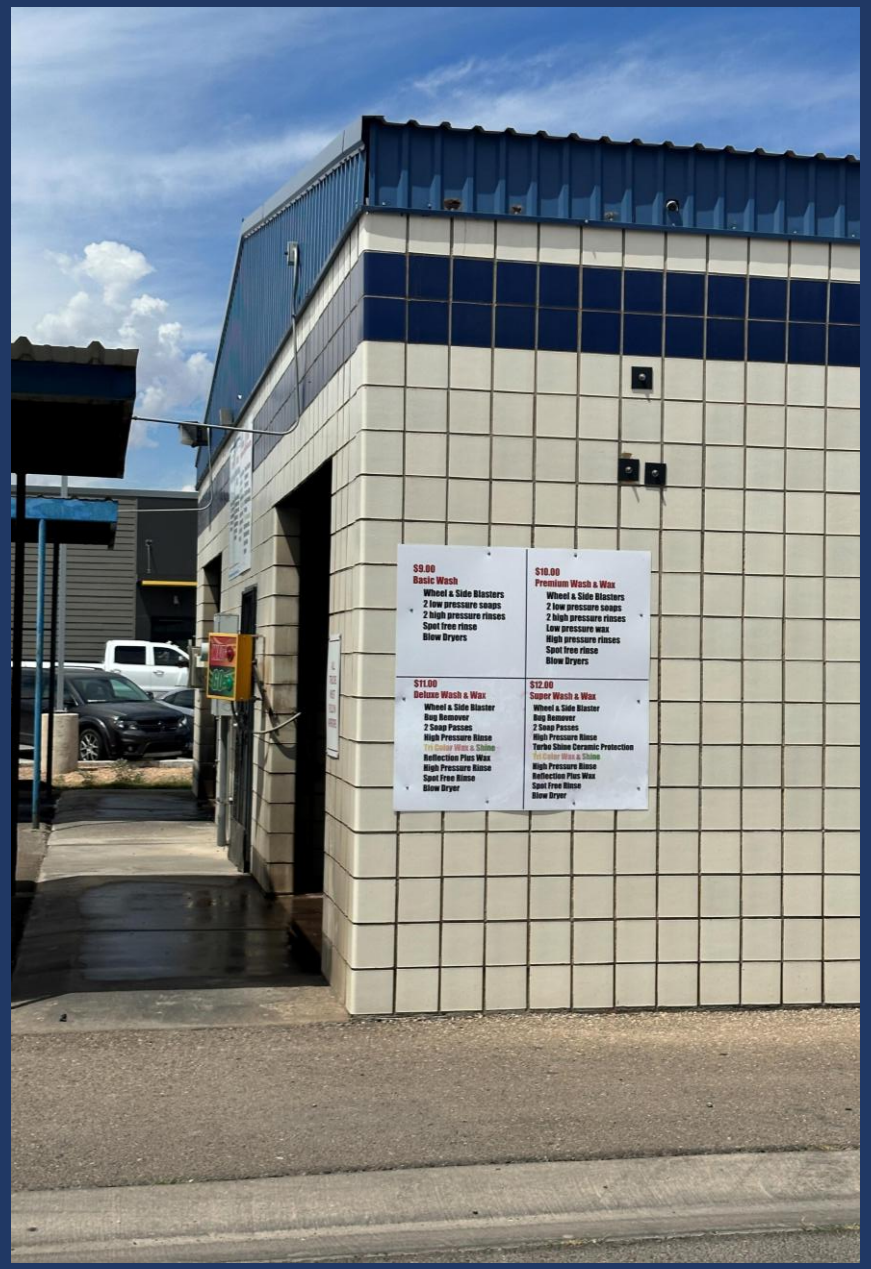
McDonald's
CLEARANCE 7FT 2 INCH


$9.00
Basic Wash
Wheel & Side Blasters
2 low pressure soaps
2 high pressure rinses
Spot free rinse
Blow Dryers
$10.00
Premium Wash & Wax
Wheel & Side Blasters
2 low pressure soaps
2 high pressure rinses
Low pressure wax
High pressure rinses
Spot free rinse
Blow Dryers
$11.00
Deluxe Wash & Wax
Wheel & Side Blaster
Bug Remover
2 Soap Passes
High Pressure Rinse
Tire Color Wax & Shine
Reflection Plus Wax
High Pressure Rinse
Spot Free Rinse
Blow Dryer
$12.00
Super Wash & Wax
Wheel & Side Blaster
Bug Remover
2 Soap Passes
High Pressure Rinse
Turbo Shine Ceramic Protection
Tire Color Wax & Shine
High Pressure Rinse
Reflection Plus Wax
Spot Free Rinse
Blow Dryer

EGA DEAL
$10 washes : $40.00
SAVE $10.00
$12 washes : $50.00
SAVE $10.00
CAR-FRESHNERS
$1.00

$9.00
BASIC WASH
$10.00
PREMIUM WASH & WAX
$11.00
Deluxe Wash & Wax
Wheel & Side Blaster
Bug Remover
2 Soap Passes
High Pressure Rinse
Tri Color Wax & Shine
Reflection Plus Wax
High Pressure Rinse
Spot Free Rinse
Blow Dryer
$12.00
Super Wash & Wax
Wheel & Side Blaster
Bug Remover
2 Soap Passes
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Tri Color Wax & Shine
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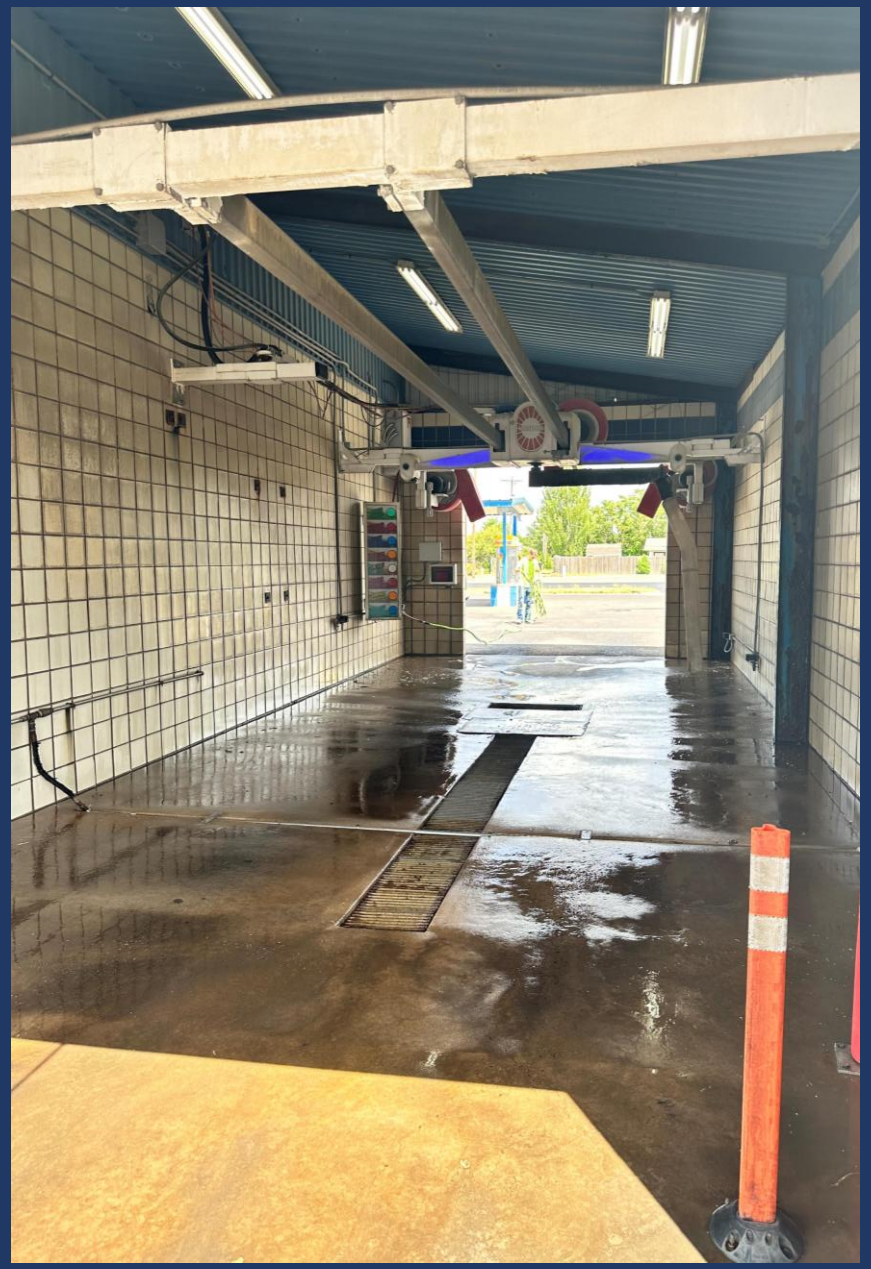
Reflection Plus Wax
Spot Free Rinse
Blow Dryer



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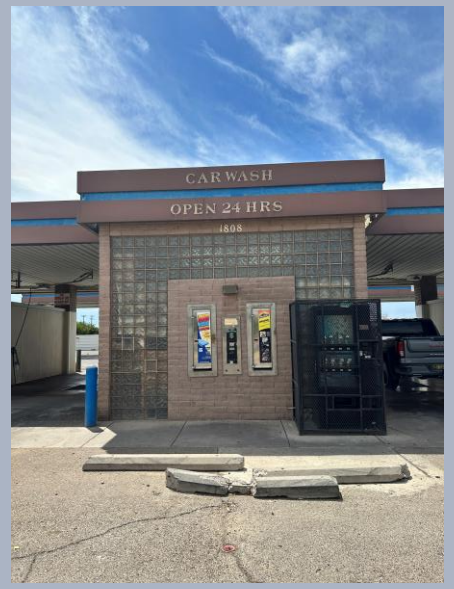
Self-Serve Summary

Lot acreage	.548
Year Built	1990
Car Wash Building SF	3,028 SF
Drying Canopy SF	2,000 SF
POS System	Coin-Operated Pay Systems 2 Tandem Hamilton Bill Changers
Security System	7 Digital Cameras, CCTV (Color) with Hard Drive & Wifi Access
Additional Equipment	7 Vending Machines Featuring: AmorAll Products, truck towels, microfiber towels, Vendco Cold Drink Vendor

Car Wash Equipment

Type	Self Serve
Bays	6
Equipment in Bays	LED Lighting, high pressure/foamy brush brooms, presoak system, tire cleaner system, spot free system, gun-style spray wand, instructional signage
Drying Islands	7
Vacuum Types	JE Adams Super Vacs & 1 Coleman Carpet Shampooer (2021)



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Shampoo
& Spot
Remover

NO
LOITERING

Little Trees
Since 1952
Little Trees
Since 1952

CAR WASH
OPEN 24 HRS
1808

CAR WASH
OPEN 24 HRS
1808

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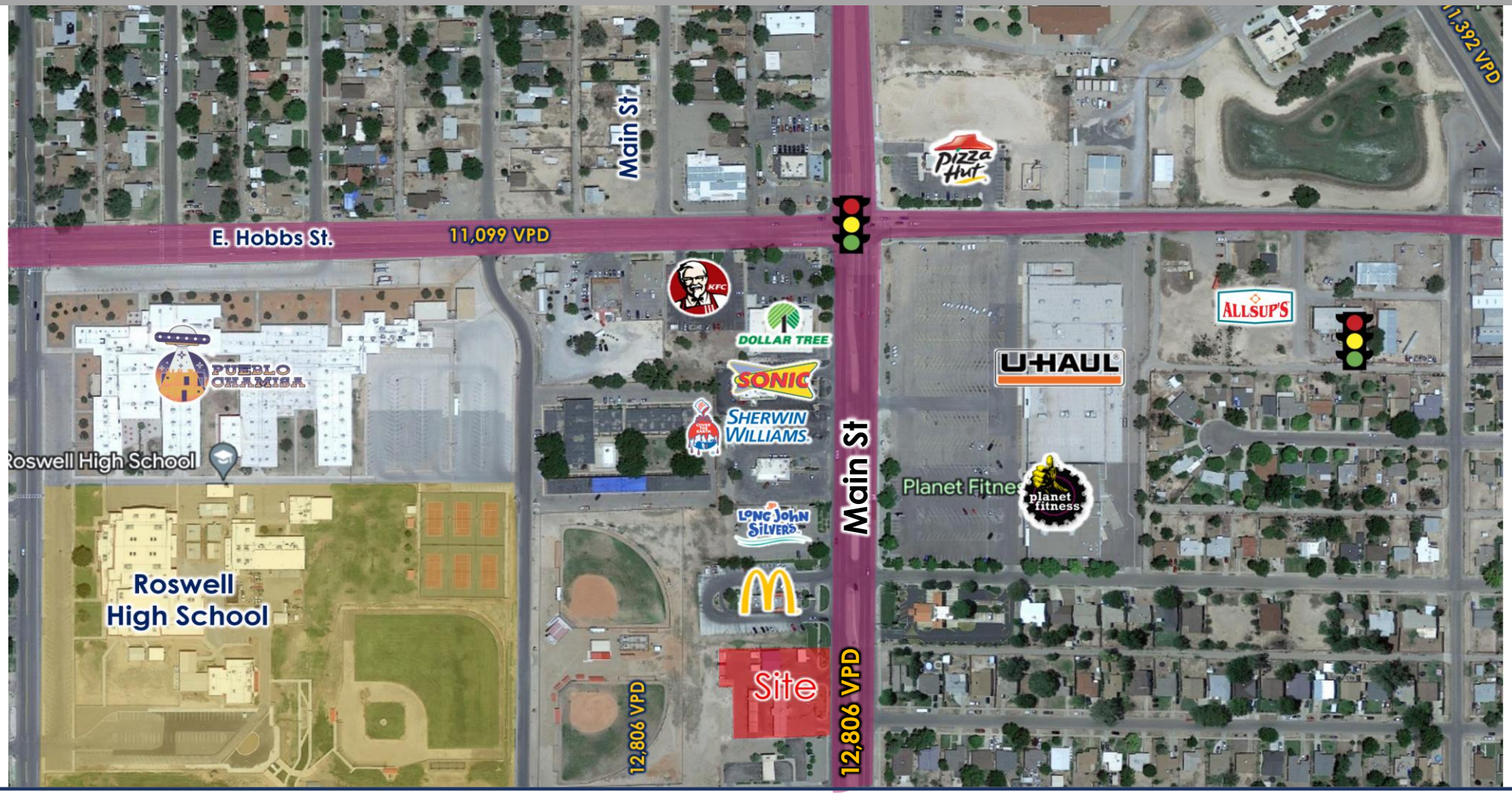

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Demographics

CITY, STATE

Roswell, NM

POPULATION

40,751

AVG. HH SIZE

2.73

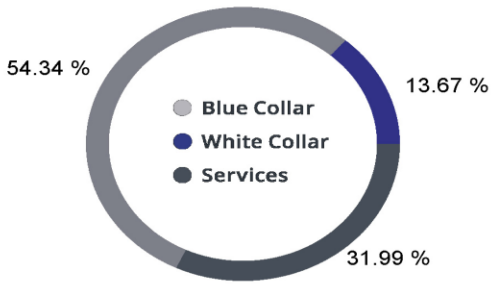
MEDIAN HH INCOME

$36,498

HOME OWNERSHIP

Renters:	4,809
Owners:	9,704

EMPLOYMENT



38.69 % Employed

1.83 % Unemployed

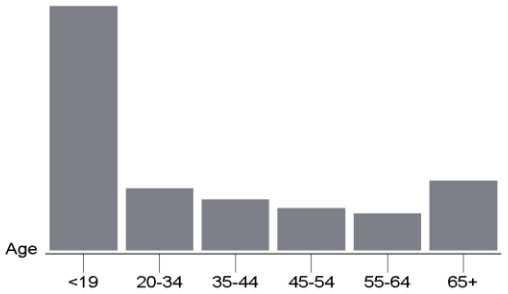
EDUCATION

High School Grad:	28.25 %
Some College:	18.12 %
Associates:	8.05 %
Bachelors:	15.79 %

GENDER & AGE

49.56 %

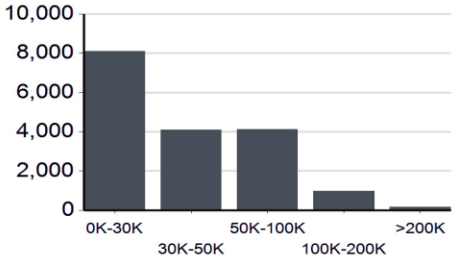
50.44 %



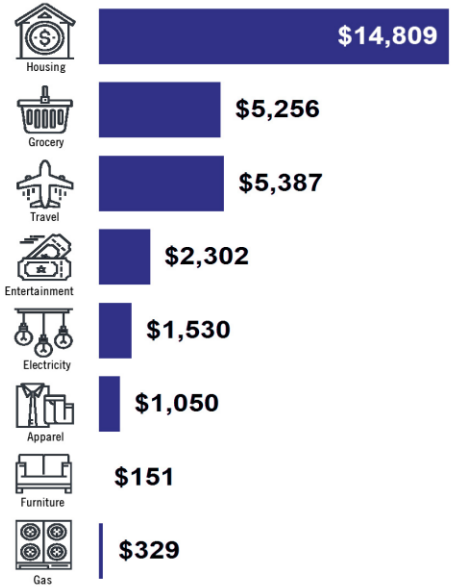
RACE & ETHNICITY

White:	36.98 %
Asian:	0.01 %
Native American:	0.12 %
Pacific Islanders:	0.00 %
African-American:	0.49 %
Hispanic:	42.10 %
Two or More Races:	20.31 %

INCOME BY HOUSEHOLD



HH SPENDING



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Roswell

Roswell is a city in, and the seat of, Chaves County in the U.S. state of New Mexico. Chaves County forms the entirety of the Roswell micropolitan area. As of the 2020 census it had a population of 48,422, making it the fifth-largest city in New Mexico. The city is also the location of an Eastern New Mexico University campus. Roswell's tourism industry is based on aerospace engineering and ufology museums and businesses, as well as alien-themed and spacecraft-themed iconography.

Since the first UFO sighting in the 1940s, Roswell has gained national recognition for being a place where interesting things happen. It's true - they have some of the best festivals in the world, outdoor recreation fit for adrenaline junky, and offer the opportunity to ski in the morning and golf in the afternoon. Chaves County is also known for having small-town values, for being a place where neighbors wave and people are genuinely friendly.

Finally, Roswell is home to the NM Military Institute. It is a State-Supported Military Institute founded in 1891 with about 1,000 Cadets. New Mexico Military Institute is a globally recognized, secondary and post-secondary learning institution for young men and women that instills excellence in leadership, academics, and physical development within a structured environment empowering students to thrive in a dynamic world.

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