



3950 Alpha Blvd | Traverse City, MI 49685

PROPERTY OVERVIEW

This fully stabilized car wash offers a strong blend of modern equipment, efficient operations, and reliable cash flow. The site sits along a high traffic corridor, AADT count of 24,154, with 300 feet of frontage on US 31, and it features 4 self service bays and 2 in bay automatic washes. The property is well suited for both experienced operators and passive investors looking for a low maintenance, high margin asset with dependable performance.

Nearly all supporting equipment throughout the facility has been updated, including new automatic units, creating a turnkey operation with minimal near term capital needs. The upgraded systems, streamlined layout, and durable customer demand position the asset for consistent returns.

PROPERTY HIGHLIGHTS

- High traffic exposure with 300 feet of frontage on US 31
- Completely updated facility
- Low maintenance, high margin asset suited for passive investors
- AADT count of 24,154

SALE PRICE:	\$2,750,000
LOT SIZE:	1.33 ACRES
BUILDING SIZE:	4,050 SF
YEAR BUILT:	1994
ZONING:	CG

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PROPERTY UPDATES

Auto Bay #1: Wash World Razor Edge - New 2022

Auto Bay #2: Mark VII ChoiceWash- New 2021

Roof - New 2018

Reverse Osmosis System - New 2021

Air Compressor - New 2021

Water Pumps for Self Serve Bays - Rebuilt 2021

Well Pumps - New 2019

Sign Lighting - New 2021

Vending Machine - New 2024

Hand Held Dryers in Self Serve Bays - New 2024

On Demand Hot Water Heaters - New 2021

Overhead Doors - New 2025

Credit Card Tap To Pay Readers - New 2021-2026

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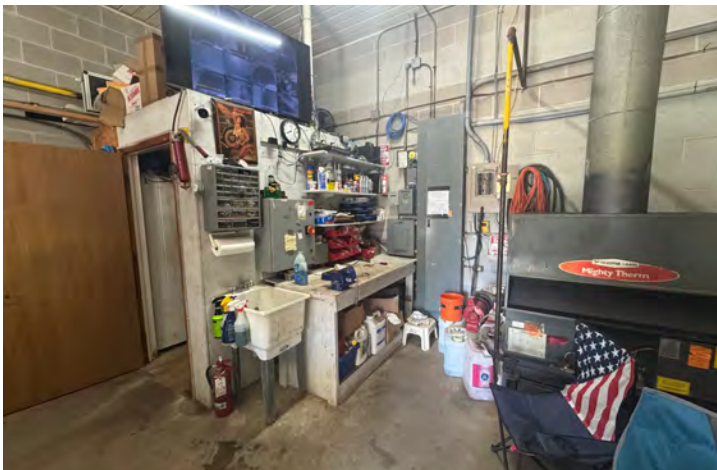
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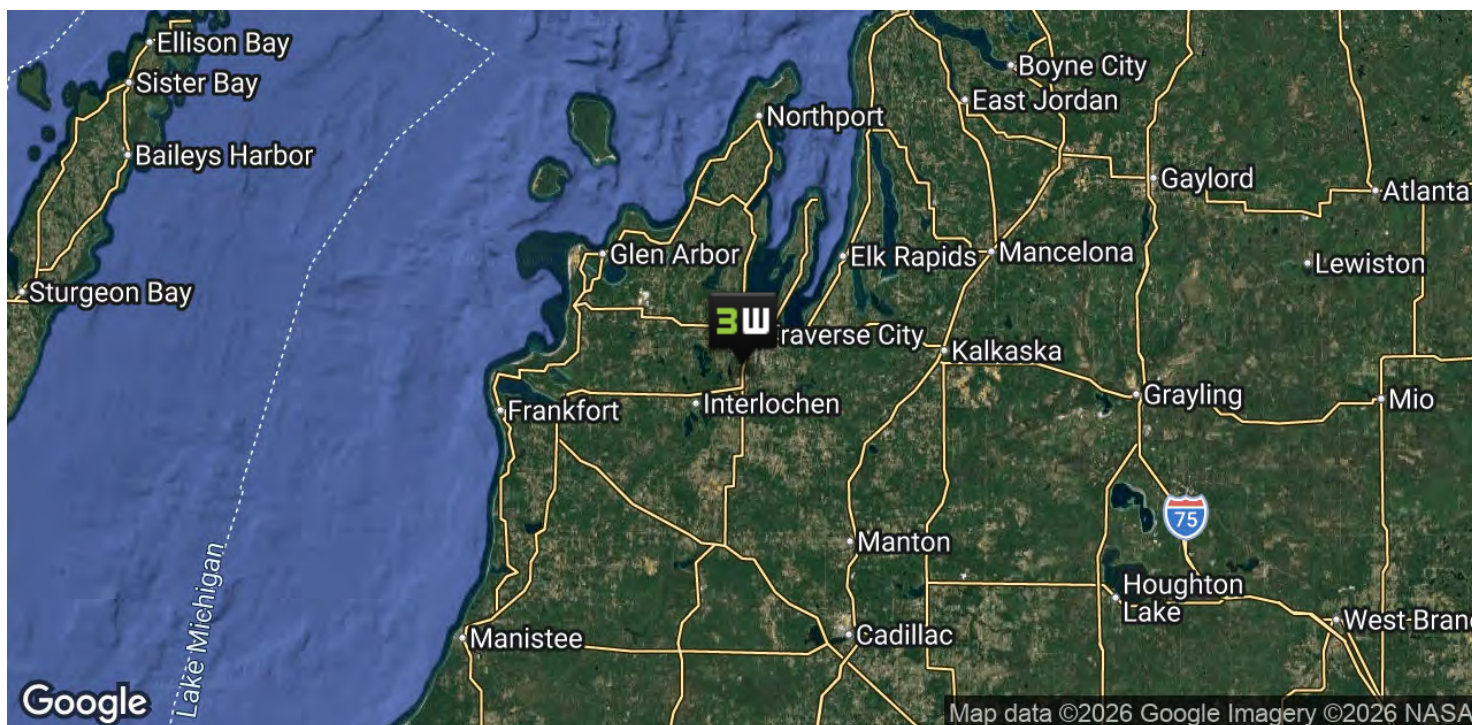
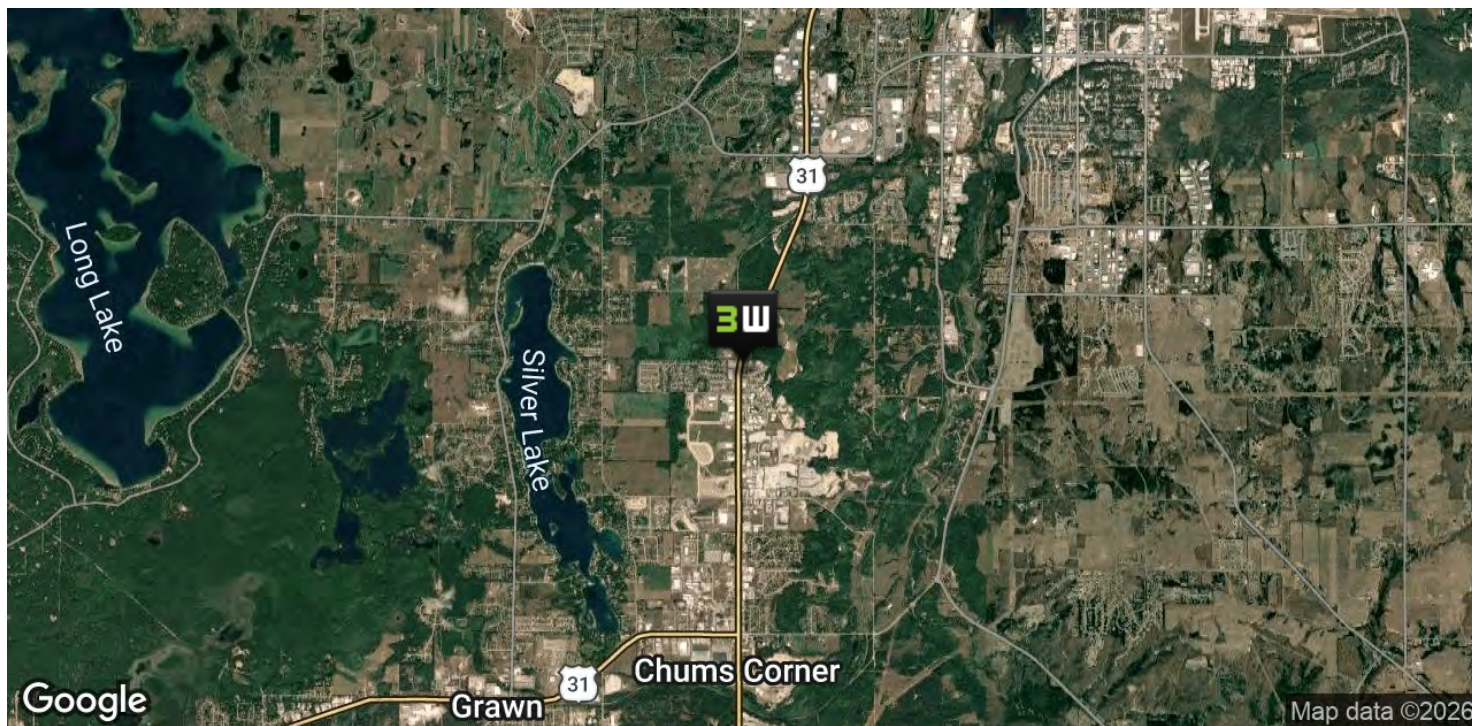
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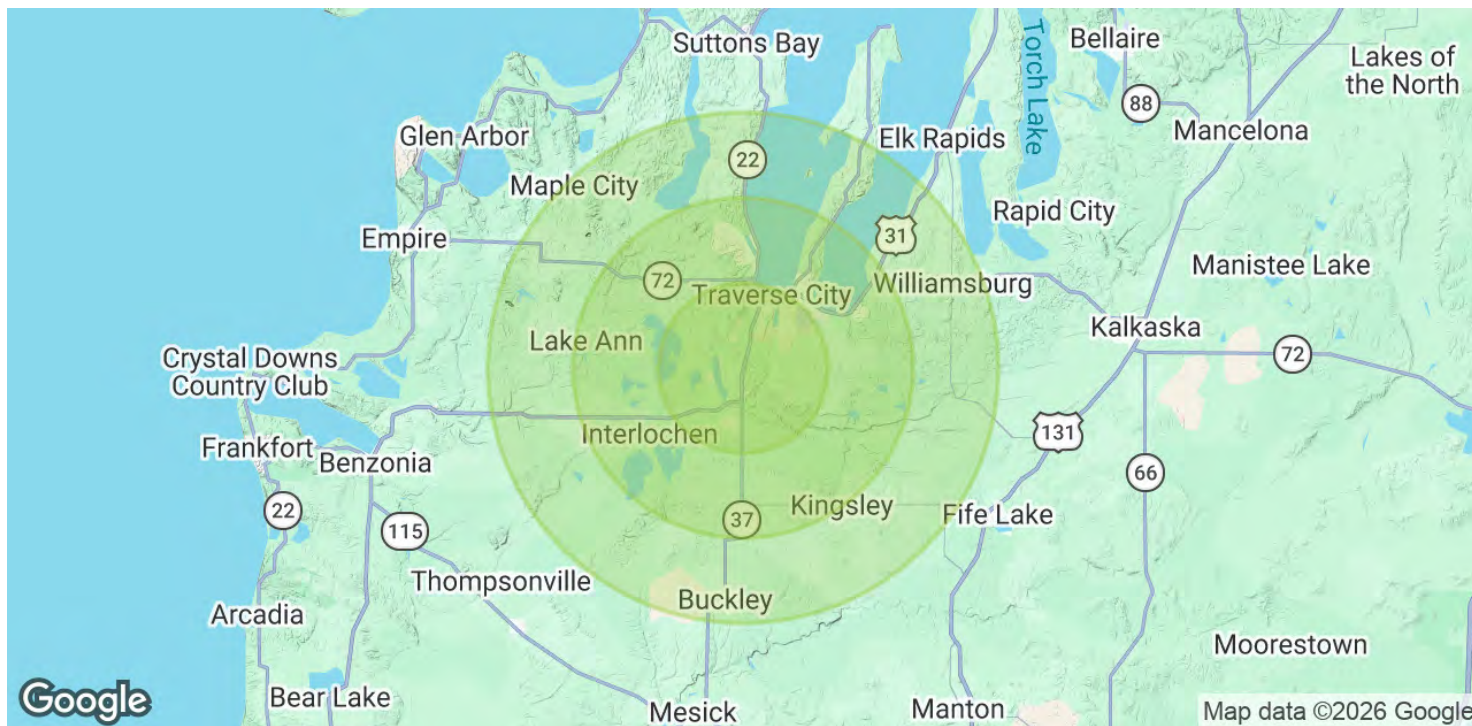


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POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	43,944	86,586	109,036
Average Age	41.9	43.4	43.5
Average Age (Male)	40.1	41.7	42.2
Average Age (Female)	44.8	45.9	45.6

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	18,893	36,069	44,697
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$93,419	\$100,495	\$101,797
Average House Value	\$317,485	\$337,917	\$341,910

2023 American Community Survey (ACS)

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