

COIN LAUNDROMAT AND CAR WASH AVAILABLE FOR SALE



21801 Woodburn Road, Woodburn, IN 46797

- Income producing property
- All equipment included
- Turnkey operation
- Sale Price \$75,000/\$21.32 psf



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PROPERTY INFORMATION

BUILDING LOCATON/ZONING/SIZE

Street Address	21801 Woodburn Road
City, State, Zip	Woodburn, IN 46797
Zoning	C-1 Limited Commercial
Building Size	Laundromat 1,536 SF 3 Bay Car Wash 1,982 SF Total 3,518 SF
County/Township	Allen/Maumee
City Limits	Inside
Acreage	1.138 AC
Lot Size	150' x 330.4'

BUILDING DATA

Date of Construction	1977, 1988, 1996
Construction Type	Woodframe
Condition	Good
Roof/Siding	Steel
HVAC - 1,534 SF	Heat - Gas Forced Air - A/C
Restroom	1
Other	Water Heater New 2015

TRANSPORTATION/PARKING

Major Road Nearest Site	Hwy. 24-3/4 Mile
Parking	Asphalt

PRICE/AVAILABILITY

Sale Price	\$75,000
Sale Price/SF	\$21.32
Contract Sale By Owner	Available
Availability	Immediate

PROPERTY TAXES

Parcel Number	02-10-20-376-002.000-053
Assessment: Land	\$50,000
Improvements	\$47,400
Total Assessment	\$97,400
Annual Taxes	\$2,140.22 (\$0.60 psf)
Tax Year	2019 Payable 2020

INCOME INFORMATION

Five year average annual income - \$11,210
 Current owner performs all maintenance.
 Detailed financial information available upon request.



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ADDITIONAL PHOTOS



AERIAL MAP



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DEMOGRAPHICS MAP

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,681	5,546	55,436
MEDIAN AGE	37.7	38.1	37.1
MEDIAN AGE (MALE)	37.0	37.3	36.7
MEDIAN AGE (FEMALE)	39.8	39.9	38.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	664	1,948	21,213
# OF PERSONS PER HH	2.53	2.85	2.61
AVERAGE HH INCOME	\$58,700	\$72,507	\$77,303
AVERAGE HOUSE VALUE	\$161,584	\$160,326	\$156,079



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