

ESTABLISHED/PROFITABLE CAR WASH BUSINESS AVAILABLE



8575 E. US 33, Churubusco, IN 46723

- Well maintained, profitable car wash
- High visibility on US 33
- 2019 gross income \$116,965
- Land contract sale possible



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PROPERTY INFORMATION

BUILDING LOCATION/SIZE/ZONING

Street Address	8575 E. US 33
City, State, Zip	Churubusco, IN 46723
County/Township	Whitley/Smith
City Limits	Inside
Total Building Size	3,408 SF
Acreage	.69 Acre
Zoning	GB-General Business District

PRICE/AVAILABILITY

Sale Price	\$475,000.00
Sale Price/SF	\$139.38
Available	Immediately
Gross Income 2019	\$116,965*
*Financial info available upon request	
Land contract possible	

BUILDING DATA

Date of Construction	2001
Building Type	Masonry
Roof	Flat
Condition	Very Good
Self Serve Bays	3
Auto Wash Bays	2
Vacuums	6

UTILITIES

Electric Supplier	North Eastern REMC
Natural Gas Source	NIPSCO
Water & Sewer	Churubusco Utilities

DESCRIPTION

Established, well maintained car wash business available for sale in Churubusco. Last three year gross annual income average \$126,674. Land contract sale possible.

PARKING/TRANSPORTATION

Parking Lot	Asphalt 15,000 SF
Major Road Nearest Site	US 33
Distance to Interstate	17 Miles to I-69
Traffic Count - US 33	10,758 vpd

PROPERTY TAXES

Parcel Number	92-04-12-00-314.000-009
Assessment: Land	\$34,600
Improvements	\$80,900
Total Assessment	\$115,500
Annual Taxes	\$3,907.80 (\$1.14 psf)
Tax Year	2019 Payable 2020



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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



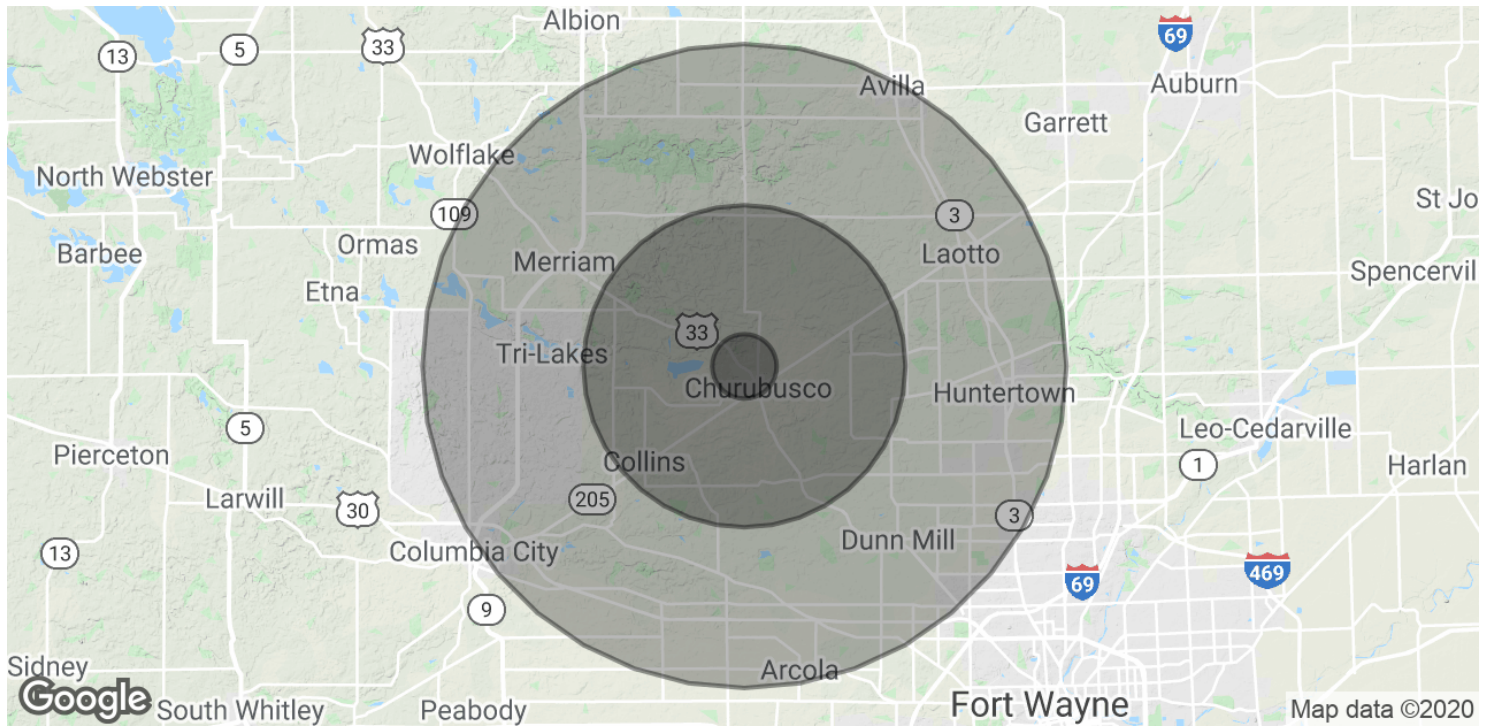
LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	446	8,780	37,532
Average age	35.4	37.2	38.1
Average age (Male)	35.0	36.8	37.7
Average age (Female)	35.9	37.5	38.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	179	3,395	14,307
# of persons per HH	2.5	2.6	2.6
Average HH income	\$61,289	\$66,824	\$66,702
Average house value	\$123,253	\$135,700	\$154,237

* Demographic data derived from 2010 US Census



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