

**CUSHMAN &  
WAKEFIELD**  
Commerce

Fully Equipped Carwash Business & Real Estate  
Available For Sale

## Ol'Miner Carwash & Lube Shop

1800 Bonanza Drive, Park City, Utah

Contact:

**Tim Anker**

Branch Broker | Commercial Properties  
+1 435 575 5630  
tanker@comre.com

**Brieona Pappas**

Associate  
+1 435 575 5631  
bpappas@comre.com

1794 Olympic Parkway, Suite 130  
Park City, Utah 84098  
Main +1 435 575 5600  
Fax +1 435 575 5640

**comre.com**

*Independently Owned and Operated  
A Member of the Cushman & Wakefield Alliance*



# Property Details



## Property Highlights

- **Sale Price:** ~~\$2,550,000~~ **\$2,350,000**
- Size: 4,573 SF
- Only Carwash in Park City Proper
- Great Opportunity for an Owner User or Investor
- Fantastic upside
- Includes six bays:
  - 2 drive through
  - 2 self wash
  - 2 lube bays
- 2 vacuum stations, a waiting area and a one bedroom one bathroom apartment
- Built in 2002 - Drive through bay equipment has been updated
  - Bay 1 - E Fusion with Blower - Installed July 2009
  - Bay 2 - Tracer OH1 (Touchless) - Installed August 2016
- Bay 3 & 4 are leased to TechnaGlass on a Month-to-Month basis for Auto-Glass repair and quick-lube services - willing to sign a lease with new owner
- Voted Best Looking Lube Station in 2012 by Nation Oil & Lube News
- 2015 NOI: \$158,936.52
- CAP Rate: 6.76%

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*  
Cushman & Wakefield Copyright 2016. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. (path: G:\1 - Projects\Park City Office\Anker\_Tim\3 - Packages\01-MinerCarwash-LubeShop)

# Demographics

## Demographics

	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2016 Estimated Population	4,797	9,450	18,383
2021 Projected Population	5,197	10,275	21,348
<b>Households</b>			
2016 Estimated Households	1,661	3,546	6,777
2021 Projected Households	1,795	3,850	7,800
2016 Est. Median HH Income	\$83,883	\$89,893	\$94,772
2016 Est. Average HH Income	\$115,822	\$123,261	\$126,209
2016 Est. Per Capita HH Income	\$41,214	\$46,264	\$46,598

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2016 and 2021.



# Outstanding Property Notability



Voted “Best Looking Lube Station” in 2012 by *National Oil & Lube News*



# Income Statement

## 2015 Income Statement

Income	
Business Sales	\$266,570.66
Rental Income	37,886.12
<hr/>	
Total Income	304,456.78
<hr/>	
Total Operating Expense	145,520.26
<hr/>	
<b>NET ORDINARY INCOME</b>	<b>\$158,936.52</b>



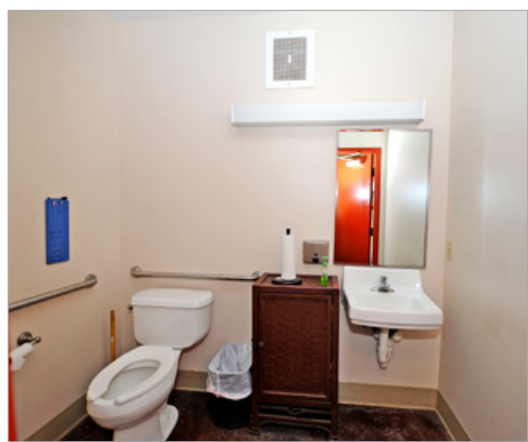
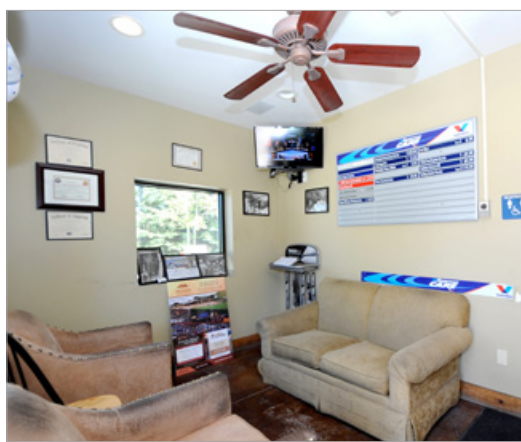
# Property Location



# Exterior Photos

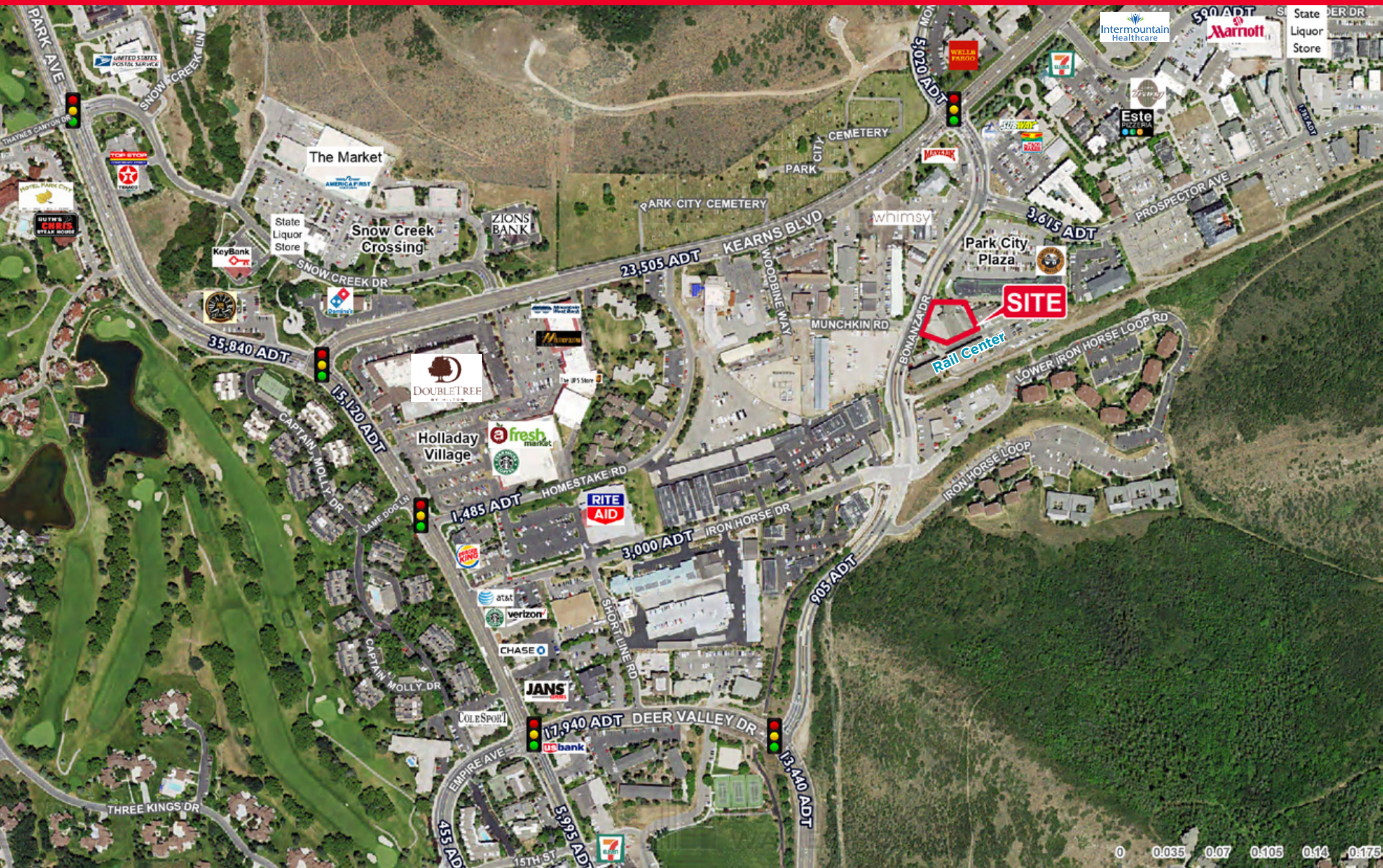


# Interior Photos

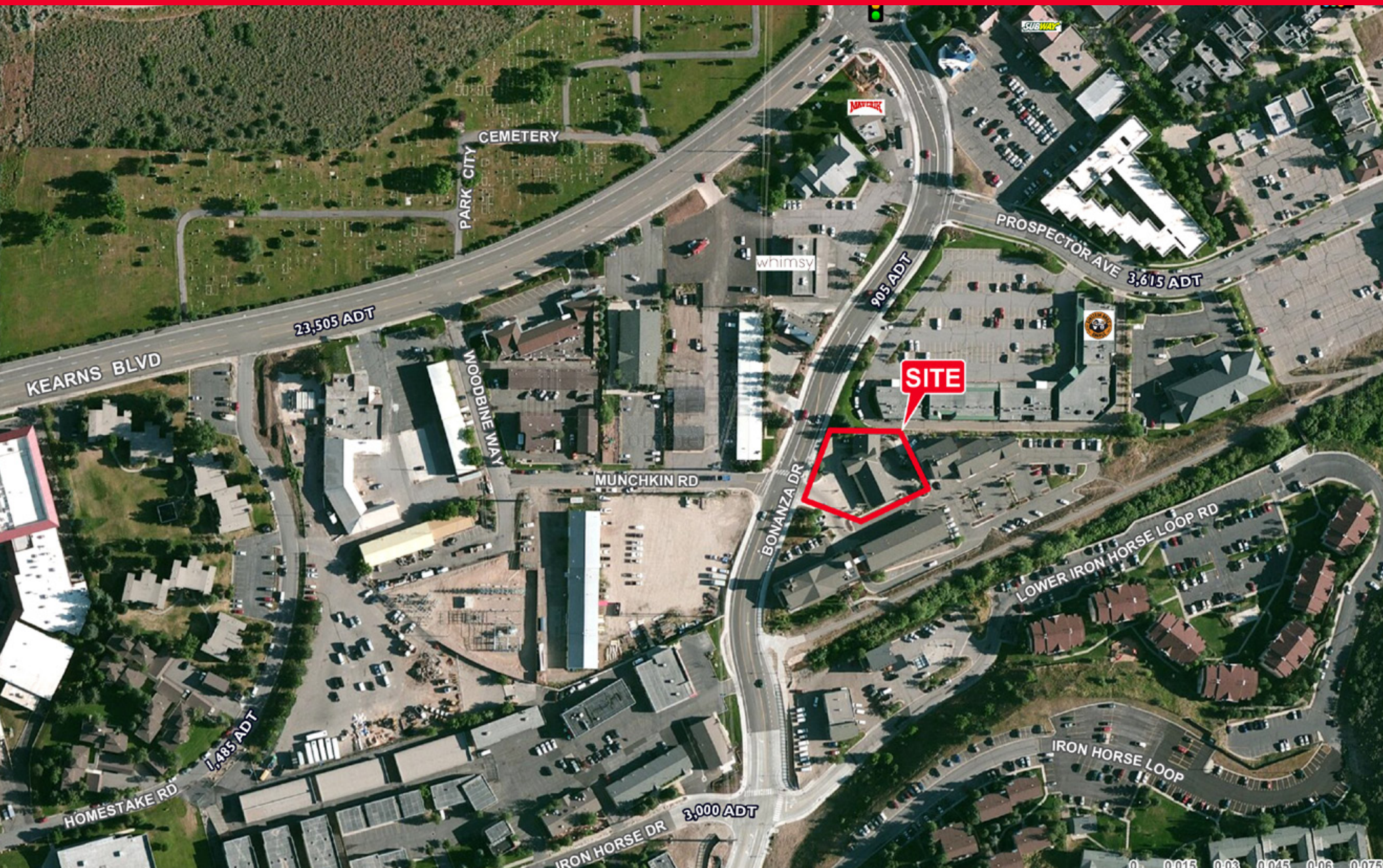




# Aerial Map



# Aerial Map Zoomed In



**Tim Anker**

Branch Broker | Commercial Properties  
+1 435 575 5630  
tanker@comre.com

**Brieona Pappas**

Associate  
+1 435 575 5631  
bpappas@comre.com