

FOR SALE: \$1,199,000
CLASSIC CAR WASH
6099 WINCHESTER PIKE
CANAL WINCHESTER, OH 43110



PROPERTY FEATURES

- Sale Includes 3 automatic bays and 4 self-serve bays
- Includes 2 pet wash areas, credit card systems in all bays
- High revenue generating with many recent upgrades.
- 6 vacuum/fragrance machines.
- 20 camera security system
- Easy access off the freeway route 33

[Click Here for Video](#)

BEST CORPORATE REAL ESTATE
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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

Customer Full**Commercial-Other Com**

List Number: 220026522 **Status:** Active **List Price:** \$1,199,000
Listing Service: **Original List Price:** \$1,990,000 **List Price Sqft:** \$239.94
VT:
Parcel #: 282319 **Previous Use:** car wash
Use Code: **Tax District:** 010 **Zoning:** car wash
For Sale: Yes **For Lease:** No **Exchange:** No
Occupancy Rate: **Mortgage Balance:**
Gross Income: 0 **Assoc/Condo Fee:**
Total Op Expenses: 0 **Addl Acc Cond:** None Known
NOI: 0
Tax Abatement: No **Abatement End Date:** **Tax Incentive:**
Taxes (Yrly): **Tax Year:** **Possession:** immediate
Assessment:

General Information

Address: 6099 Winchester Pike **Unit/Suite #:** **Zip Code:** 43110 **Tax District:** 010
Between Street: Gender Rd & Rt 33 **City:** Canal Winchester **Corp Limit:** Columbus
Complex: **County:** Franklin **Township:** None
Dist To Interchange: **Mult Parcels/Sch Dis:** **Near Interchange:**

Building Information

Total SqFt Available: 4,997 **Minimum Sqft Avail:** 4,997 **Max Cont Sqft Avail:** 4,997
Bldg Sq Ft: 4,997 **Acreage:** 1.47 **Lot Size:**
Floors AboveGround: 1 **# Units:** **Parking Ratio/1000:**
of Docks: 0 **# Drive-In Doors:** 7 **Total Parking:**
Year Built: 2005 **Year Remodeled:** **Bay Size:**
Traffic CountPerDay: **Ceiling Height Ft:**

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1:			3:		
2:			4:		

Financials

Lease Rate \$/Sq Ft: 0 **Term Desired:**
Expenses Paid by L: **Will LL Remodel:**
T Reimburses L: Curr Yr Est \$/SF TRL: 0 **Finish Allow/SQFT \$:**
T Contracts Directly: **Pass Exp Over BaseYr:**
Curr Yr Est \$/SF TRL: 0 **Exp Stop \$:**
Curr Yr Est \$/SF LL:

Features

Heat Fuel: **Sewer:**
Heat Type: **Electric:**
Electric: **Misc Int & Ext Info:**
Services Available:
Construction:
Sprinkler:
Mult Use:
New Financing: **MLS Primary PhotoSrc:** Realtor Provided

Property Description

3-automatic bays and 4-self-serve bays. 2-pet washes. High revenue generating with many recent upgrades. 6 vacuum/ fragrance machines. Easy access off free way.

Sold Info

Sold Date: **DOM:** 375 **SP:**
Sold Non-MLS: No **Sold Non-MLS:** No
SrCns: **SrAst:**

Sold Non-MLS: No
September 16, 2021

Prepared by: Randy J Best

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**CLASSIC CAR WASH
6099 WINCHESTER PIKE
CANAL WINCHESTER, OH 43110**



LOCATION: Near interchange Route 33

LIST PRICE: \$1,199,000

COUNTY: Franklin

TAXES: \$13,649

BUILDING SF: 4,997

ZONING: Car Wash

ACREAGE: 1.47

DRIVE-IN DOORS: 7

YEAR BUILT: 2005

TRAFFIC COUNT :

21,257 cars per day at Winchester Pike & Gender Rd

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Additional Photos

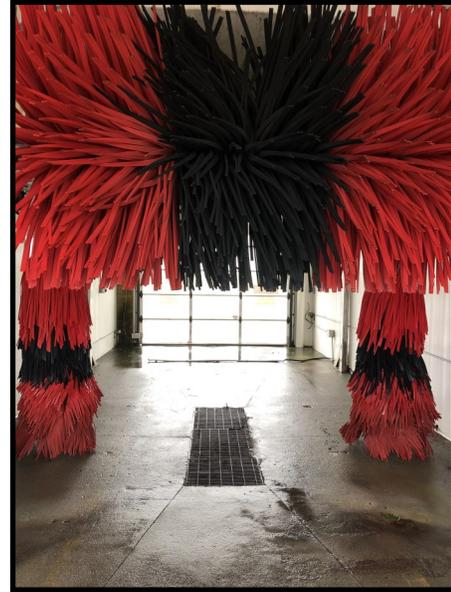


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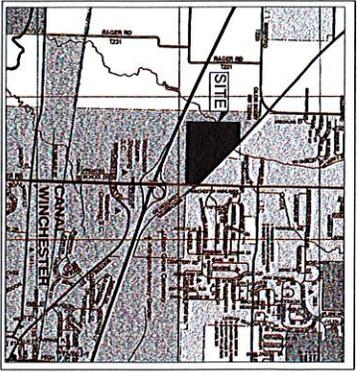


Additional Features

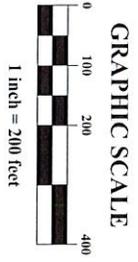
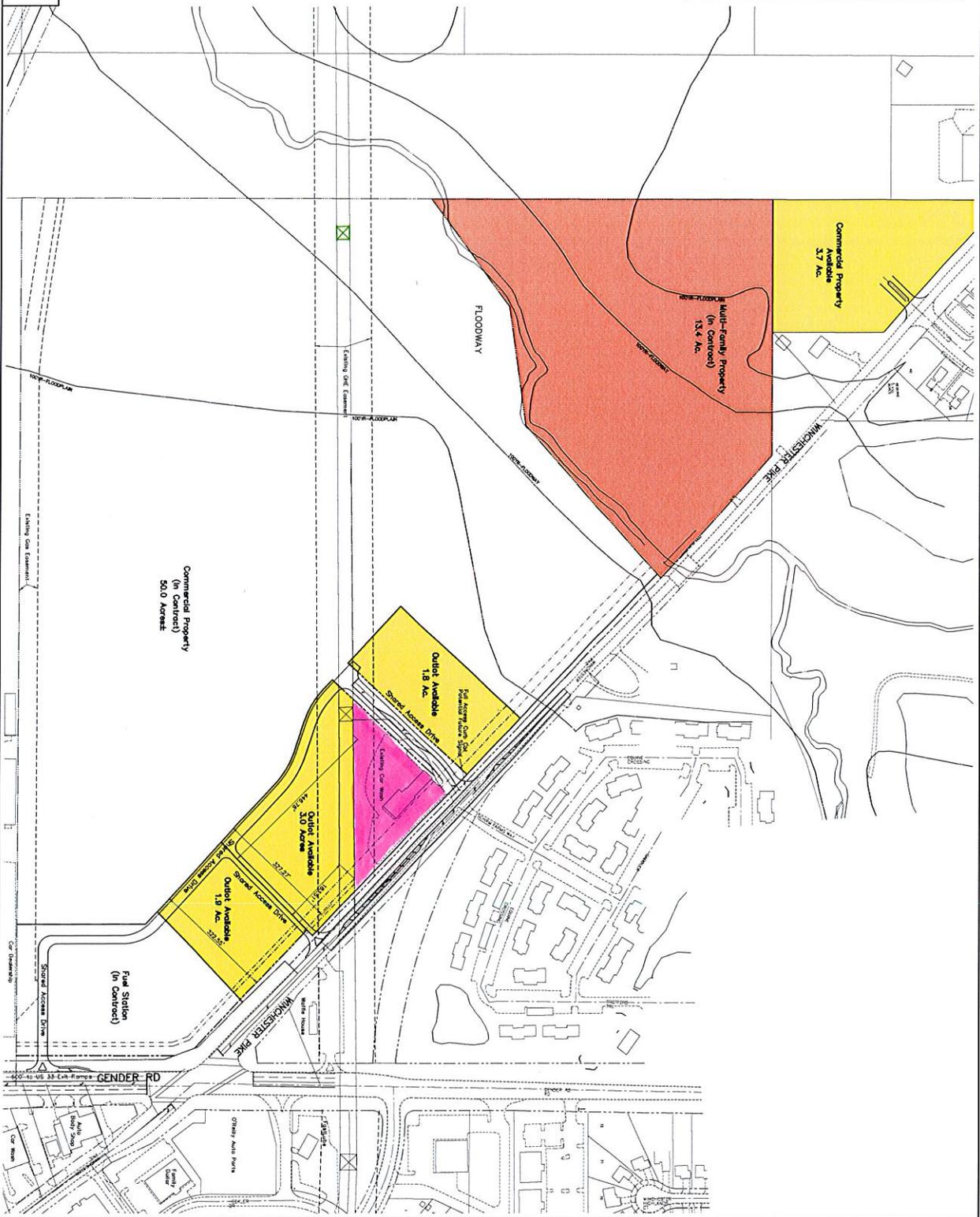
- Brand new Belanger Cube automatic system with dryers.
- Entrance has automatic sliding doors.
- Touchless Automatic with dryer
- Triple foam in self-serve bays.
- Heated concrete floors throughout .
- Credit card systems in all the bays .
- 20 Camera security system .
- Vibration tamper alarm system .

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VICINITY MAP



**WINCHESTER PIKE PROPERTIES
MARKETING EXHIBIT**

Demographic Summary Report

6099 Winchester Pike, Canal Winchester, OH 43110

Building Type: **Specialty**
 Class: -
 RBA: **4,997 SF**
 Typical Floor: **3,781 SF**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



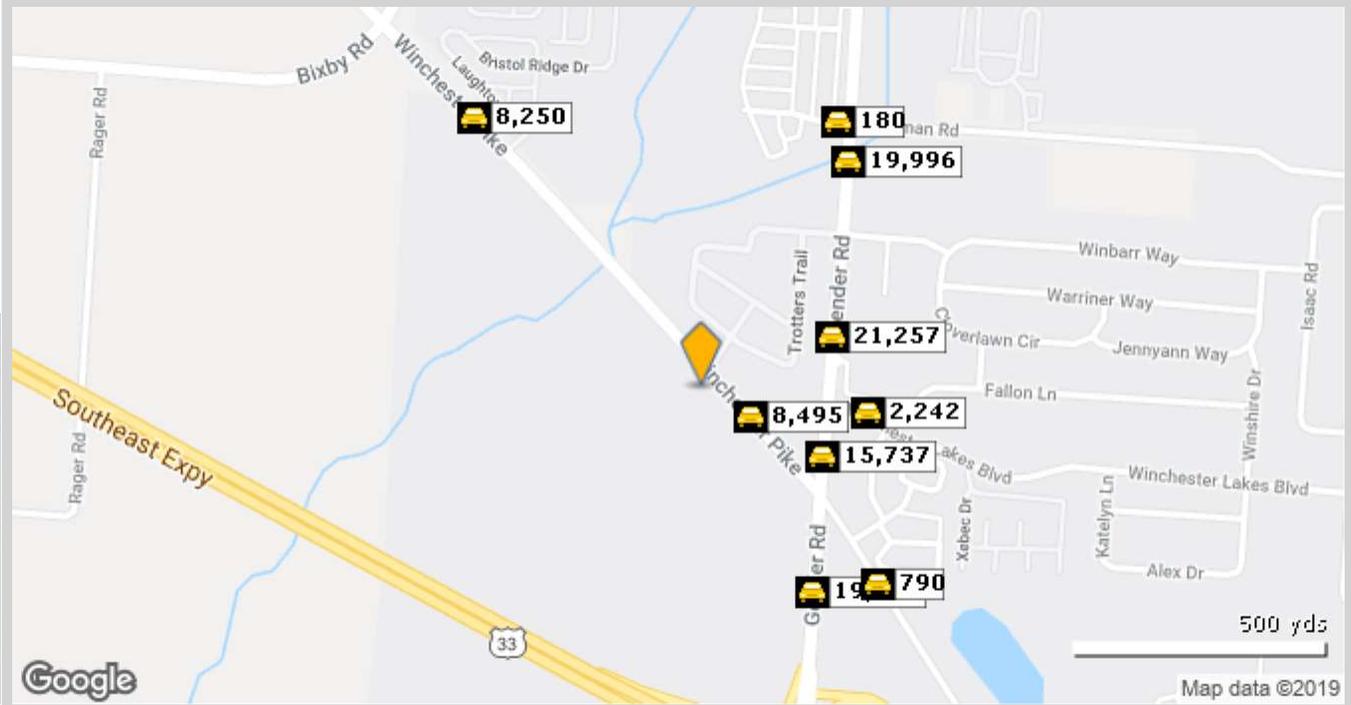
Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	8,221	33,148	120,216
2019 Estimate	7,671	31,266	114,031
2010 Census	6,359	27,804	103,607
Growth 2019 - 2024	7.17%	6.02%	5.42%
Growth 2010 - 2019	20.63%	12.45%	10.06%
2019 Population by Hispanic Origin	295	1,110	4,660
2019 Population	7,671	31,266	114,031
White	4,495 58.60%	21,522 68.84%	71,561 62.76%
Black	2,577 33.59%	7,752 24.79%	34,876 30.58%
Am. Indian & Alaskan	11 0.14%	68 0.22%	299 0.26%
Asian	196 2.56%	771 2.47%	3,070 2.69%
Hawaiian & Pacific Island	1 0.01%	7 0.02%	54 0.05%
Other	391 5.10%	1,145 3.66%	4,173 3.66%
U.S. Armed Forces	7	44	121
Households			
2024 Projection	2,893	12,745	45,744
2019 Estimate	2,708	12,041	43,322
2010 Census	2,296	10,852	39,109
Growth 2019 - 2024	6.83%	5.85%	5.59%
Growth 2010 - 2019	17.94%	10.96%	10.77%
Owner Occupied	1,510 55.76%	7,526 62.50%	26,196 60.47%
Renter Occupied	1,199 44.28%	4,516 37.51%	17,125 39.53%
2019 Households by HH Income	2,709	12,042	43,322
Income: <\$25,000	301 11.11%	1,367 11.35%	7,037 16.24%
Income: \$25,000 - \$50,000	516 19.05%	2,443 20.29%	10,386 23.97%
Income: \$50,000 - \$75,000	748 27.61%	2,984 24.78%	8,798 20.31%
Income: \$75,000 - \$100,000	795 29.35%	2,725 22.63%	7,522 17.36%
Income: \$100,000 - \$125,000	157 5.80%	1,197 9.94%	4,389 10.13%
Income: \$125,000 - \$150,000	41 1.51%	416 3.45%	2,319 5.35%
Income: \$150,000 - \$200,000	150 5.54%	685 5.69%	2,138 4.94%
Income: \$200,000+	1 0.04%	225 1.87%	733 1.69%
2019 Avg Household Income	\$69,729	\$76,387	\$71,669
2019 Med Household Income	\$67,086	\$68,313	\$61,106



Traffic Count Report

6099 Winchester Pike, Canal Winchester, OH 43110

Building Type: **Specialty**
 Class: -
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 Typical Floor: **3,781 SF**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Winchester Pike	Schirm Farms Way	0.06 NW	2018	8,288	MPSI	.07
2	Winchester Pike	Schirm Farms Way	0.06 NW	2017	8,495	MPSI	.07
3	Gender Rd	Winchester Pike	0.04 S	2018	15,737	MPSI	.16
4	Gender Rd	Winchester Lakes Blvd	0.08 S	2018	21,257	MPSI	.17
5	Winchester Lakes Blvd	Fallon Ln	0.03 SE	2018	2,242	MPSI	.20
6	Gender Rd	Winchester Pike	0.11 N	2018	19,017	MPSI	.27
7	Winchester Pike	Gender Rd	0.12 NW	2018	790	MPSI	.30
8	Gender Rd	Lehman Rd	0.05 N	2018	19,996	MPSI	.31
9	Lehman Rd	Blanchard Dr	0.01 W	2018	180	MPSI	.35
10	Winchester Pike	Bixby Rd	0.04 NW	2018	8,250	MPSI	.40



6099 Winchester Pike

2020 Proforma

2020 Income and Expenses

Revenue: \$268,420

Expenses:

Chemicals: \$18,575

Repairs and Maintenance: \$36,884

Utilities: \$42,827

Merchant Account Fees: \$11,700

Insurance Premiums: \$3,238

Security: \$1,869

Miscellaneous Office: \$4,109

R.E. Taxes: \$13,692

Wages and Labor: \$20,124

Advertising: \$70

Test & License & Taxes: \$286

Lawn and Snow: \$1,200

Total Expenses \$154,574

Net Operating Income: \$113,846



COLUMBUS

Regional Overview

The Columbus Ohio region is a rapidly growing metropolitan of over 2 million people. Columbus has grown over 9.3 % since the last census in 2010 and is expected to grow even more. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46 % of the United State's population.



2,230,960
residents



826,729
households



\$63,498
median household
income

#1

Opportunity
City

#4

City to Start
a Business

#5

City for
Entrepreneurs
& Startups

"Columbus is the #1 rising city for startups and the top remerging city for venture capital"

FORBES MAGAZINE

Top Employers

 **WORTHINGTON**
INDUSTRIES

 **FedEx**

 **Nationwide**

 **XPO**
Logistics

 **CardinalHealth**

 **GAP**

 **intel**

 **AMERICAN**
ELECTRIC
POWER

 **Huntington**

 **Whirlpool**
CORPORATION

 **DSW**
DESIGNER SHOE WAREHOUSE

 **VERTIV**

 **HYPERION**
Materials & Technologies

 **amazon**

 **Walmart**

 **TARGET**

 **Lbrands**

Intel to invest \$20 billion into Central Ohio that will employ approximately 3,000 workers.

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