



## **358 W Louise Street Pertinent Information**

Entire building is 4,290 +/- square feet.

Heated space 2,034 +/- square feet.

Heated and cooled space (Waiting Area/Office/Bathrooms) 540 +/- square feet.

### **Overall Facility in General**

- Energy efficient facility. 95% of lighting is LEDs and remaining 5% CFLs
- 13 Camera system. All cameras are on DVR for playback.
- Front and Rear door entrances RING Video monitoring.
- Brick and mortar building with metal roof for low maintenance.
- Fire sprinkler system throughout whole facility to include wet areas (Overkill).
- Multiple fire extinguishers throughout, including at every exit door.
- Driveway/parking/surrounding building areas made with heavy cement construction for durability. No asphalt used.
- Large canopy with 6 vacuum stations (central vacuum system) for customer use during open business hours.
- Three pay station vacuums for customer use 24/7.
- Light censored exterior lighting.
- One streetlight focused on front of business.
- Alarm system throughout facility to include motion detectors and door sensors.

### **Main Carwash Tunnel**

- Professionally maintained.
- 100 foot carwash tunnel with very high ceilings. 115 foot chain. (100' X 16' actual main car wash tunnel dimensions).
- Double sets of soft foam wraps.
- Top foam brush.
- Top cloth curtain.
- Tire and wheel brush.
- Automatic tire shine system.
- Three heavy duty drying blowers.
- 22' X 18' Canopy for prepping vehicles at carwash entrance with two high pressure water hoses.

## **Touchless Carwash Tunnel**

- Professionally maintained.
- 41' X 16' actual touchless car wash tunnel dimensions.
- Open 24/7 (No need for staff monitoring/assistance).
- This Car Wash tunnel used by customers that do not want anything touching their vehicles other than chemicals and water.

## **Carwash Equipment Chemical Room**

- 48' X12' Chemical room dimensions.
- Very well organized with equipment professionally maintained. Preventive maintenance equipment installed.
- 7-1/2 HP Curtis (Top of the line) Air Compressor with 80 Gallon Tank with automatic water extraction valve (both compressors in business are interconnected to provide redundancy).
- Two lockable storage cabinets.
- All top of the line equipment for dispensing, storage and movement of chemicals.
- Washer and dryer (with water heater) for wash cloths/towels and oil rags cleaning and drying.

## **Two Oil Bay Area**

- 34' X 27' Oil Bay Area building dimensions.
- Front and Rear heavy duty large high access garage doors each oil bay.
- One bay accessible not only for regular vehicle use but also to tractor trailer and large mobile camper servicing.
- One bay has vehicle lift for tire rotations and balancing.
- Like new RANGER DST 2420 Tire Balancer with multiple wheel design supported weights.
- Complete coverage of both oil pit areas with yellow heavy duty steel pit safety covers.
- Five-station oil dispensing island.
- Four tire inflation outlets and One nitrogen tire fill station with two nitrogen bottles.
- Oil bay computer and printer station.
- Oil bay tool cart with tools.
- One lockable storage cabinet.

Specialty Service Equipment (Flo Dynamics TSD 450 Transmission Servicing Equipment/Cart, C-Vac3 Vehicle Antifreeze/Cooling System Flushing Equipment/Cart, PSX-2000 Power Steering Servicing Equipment, Battery Charger/Starter Cart).

Four-Ton low profile heavy duty jack.

Wet/Dry Portable Vacuum System.

Two Flat Screen TVs (of five in facility). (One displays Under hood of vehicle and oil drain area under engine both bays and other TV is used for cable TV viewing).

Six cameras (of 13 in facility) in oil bay area. (Two capture top engine compartment each bay, two capture under vehicle engine area each bay, one capturing whole oil bay area, one capturing oil pit area).

7-1/2 HP IR Ingersoll Rand Compressor with 80 Gallon Tank with automatic water extraction valve (both compressors in business are interconnected to provide redundancy).

Eight 275 Gallon Bulk Tanks. (Two for used oil. Six for new oil with top of the line BALLCRANK Panther HP Pumps).

Two high end pumps for Differential Fluid Servicing.

Two grease dispensing locations with grease guns.

Full complement of tools to include Two identical tool sections under each pit and two specialty tool sections.

Two large cooling fans (one in each bay).

### **Office/Waiting/Bathroom Area**

- 36' X 15' Office/Waiting/Bathroom building area dimensions
- Two separate bathrooms (Male and Female). Both bathrooms with lockable storage cabinets.
- Water fountain waiting area.
- Three Flat Screen TVs (One in office displaying 13 facility cameras, Two in waiting area displaying Cable viewing and Top and Bottom of vehicle lube servicing).
- Waiting area has 10 heavy duty comfortable folding chairs for customer use, Commercial Bunn three station coffee maker, Movie style popcorn maker, and multiple product displays (stand alone and wall mounted).
- Office area has sales computer system with cash box, high-capacity computer printer, 3 in 1 copier/fax/printer, refrigerator/freezer, new toaster oven, like new microwave oven.

- Two high stand oscillating cooling fans (one in office and one in waiting area) and space heater for use in waiting area as well in addition to central air system.
- Total current inventory +/- \$40,000
- Lube part of business +/- \$35,000 (Includes Oil, Oil Filters, Engine Air Filters, Cabin Air Filters, Transmission Filter and Gasket Kits).
- Car wash part of business +/- \$5,000 (Includes All Vehicle Cleaning Chemicals Both Carwash Tunnels).

A **water reclamation/recycling system** installed in chemical room as a backup should there be issues with well (primary source of water to whole facility). Have not used since no issues with well system for 10 years since operational and owned by us.

There is also **Spot Free Water Purification Reverse Osmosis System**. Used as the last water source that touches the vehicle after going through all the chemical stations of either car wash tunnel.

Remaining water source is from city water