

3 CAR WASH PORTFOLIO FOR SALE - \$1,295,000

SALISBURY, NC & SPENCER, NC

Linville | Team Partners

COMMERCIAL REAL ESTATE



PRESENTED BY:

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LT

INVESTMENT DETAILS

Linville | Team Partners

COMMERCIAL REAL ESTATE



Strong cashflow positive car wash properties located in the Salisbury, NC area. These are well-maintained, well-established properties. Exceptional potential upside with the addition of credit card processing (this is currently an all-cash business) as well as additional vending options (soft drinks, ice machine, dog washing station). Inquire to find out more about this tax-beneficial, income-generating opportunity!

SALE PRICE

\$1,295,000

GROSS INCOME

\$198,175.50

GROSS EXPENSES

\$104,693.25

NET OPERATING INCOME

\$97,444.75



206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

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ADDRESS

2144 STATESVILLE BLVD.
SALISBURY, NC 28147



LAND SIZE

0.98 ACRES



YEAR BUILT

1990



VPD

18,000

(STATESVILLE BLVD.)





ADDRESS

1624 STOKES FERRY ROAD
SALISBURY, NC 28146



LAND SIZE
0.75



YEAR BUILT
1999



VPD
18,500
(E. INNES STREET)





ADDRESS

1205 S. SALISBURY AVE.
SPENCER, NC 28159



LAND SIZE

0.54 ACRES



YEAR BUILT

1988



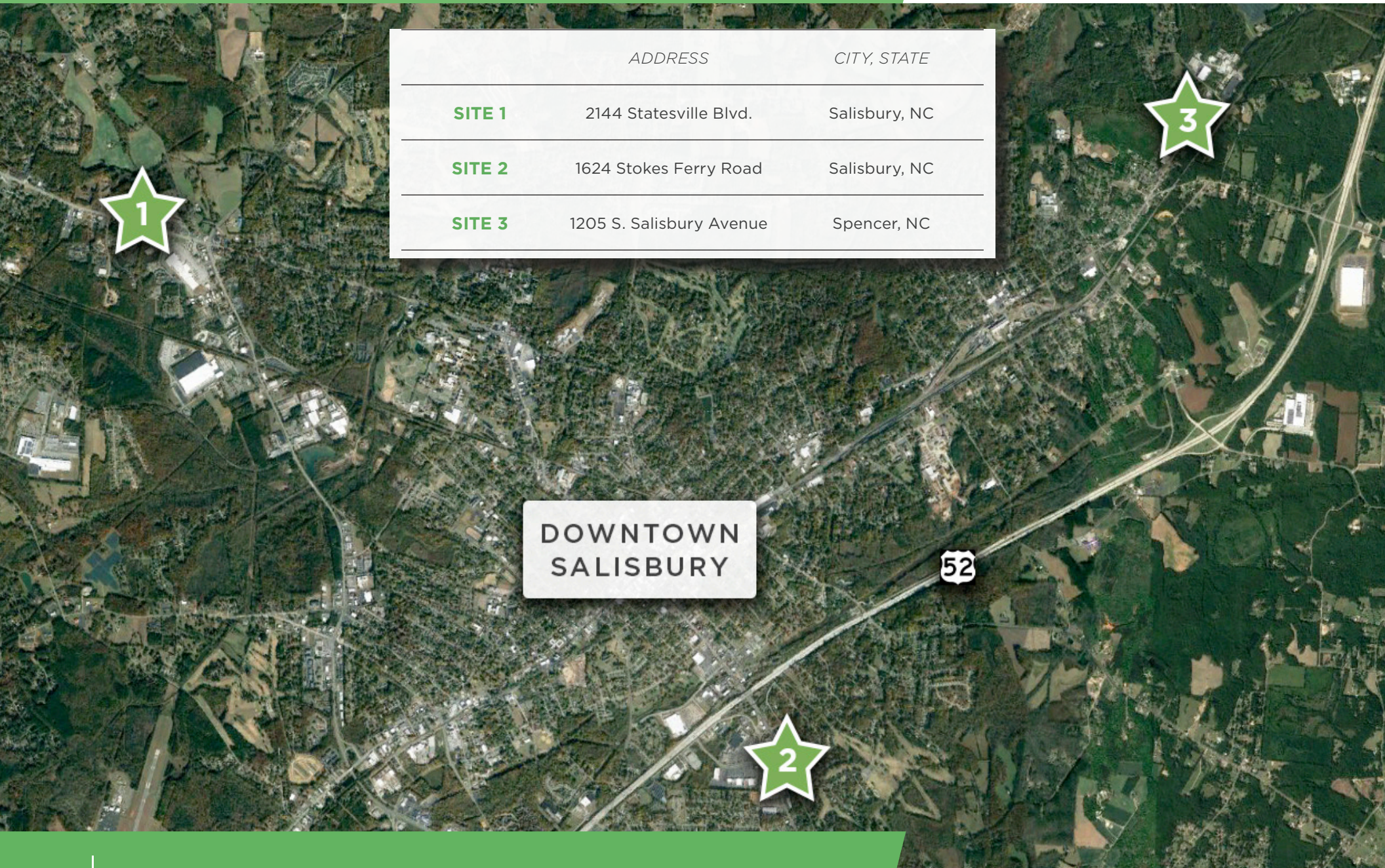
VPD

6,177

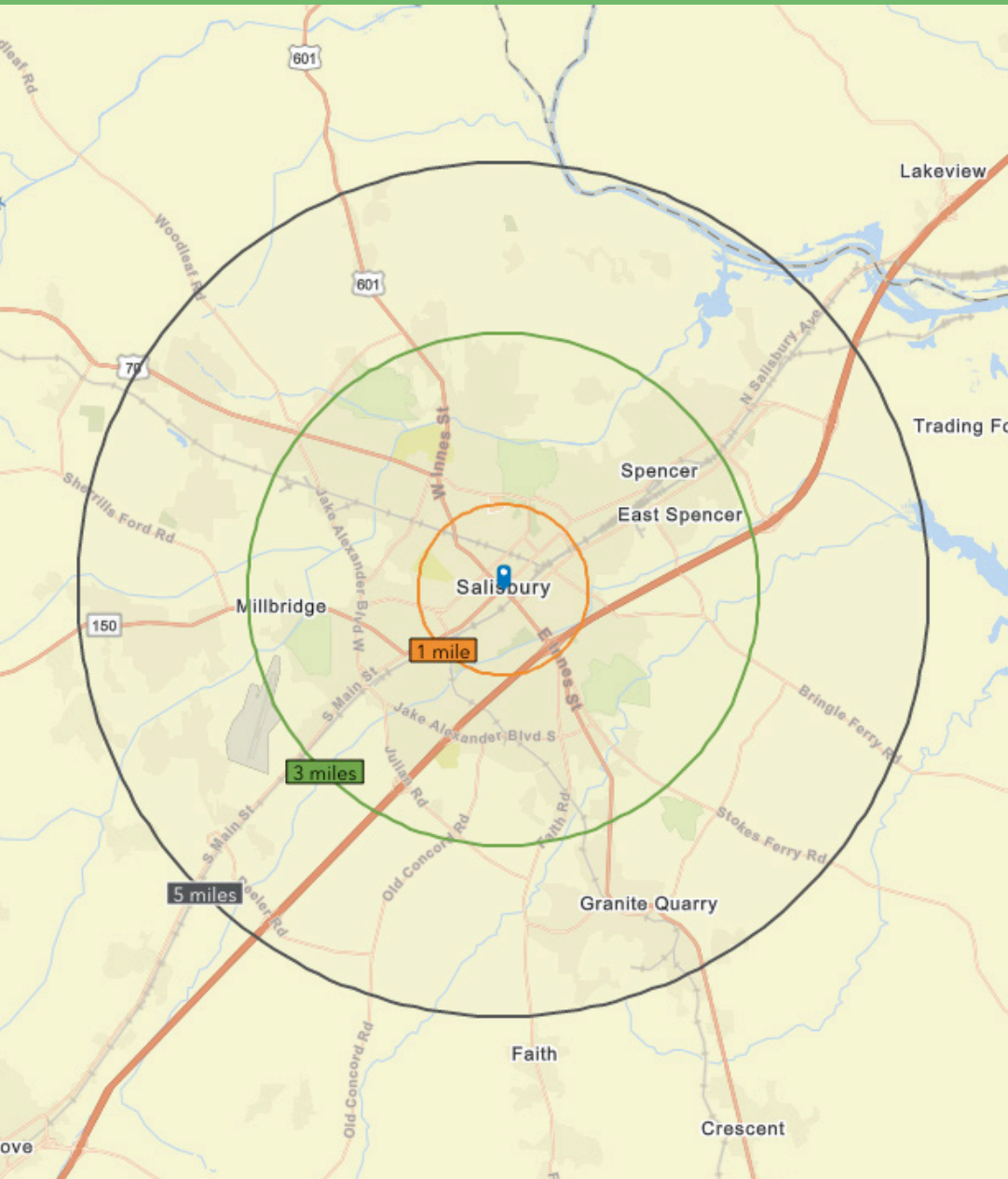
(S. SALISBURY AVE.)



SITE OVERVIEW



	ADDRESS	CITY, STATE
SITE 1	2144 Statesville Blvd.	Salisbury, NC
SITE 2	1624 Stokes Ferry Road	Salisbury, NC
SITE 3	1205 S. Salisbury Avenue	Spencer, NC



SALISBURY, NORTH CAROLINA

- Salisbury is a city in the Piedmont region of North Carolina, United States.
- It has been the county seat of Rowan County since 1753 when its territory extended to the Mississippi River.
- Located 25 miles northeast of Charlotte and within its metropolitan area, the town has attracted a growing population.
- Salisbury is currently growing at a rate of 0.53% annually and its population has increased by 1.06% since the most recent census.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	8,356	34,443	57,009
AVERAGE HH INCOME	\$53,804	\$67,085	\$71,434
DAYTIME POPULATION	14,008	49,399	68,787
AVERAGE CARS PER HOUSEHOLD	1.37	1.64	1.85

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LINVILLE TEAM PARTNERS

206 West Fourth Street
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336.724.1715

Linville Team Partners has been retained as the exclusive Broker regarding the sale of this Net Leased property and hereby advises all prospective buyers as follows:

This Offering Memorandum has been prepared by Linville Team Partners and the information contained herein has been taken from sources believed to be reliable. Linville Team Partners has not verified it and makes no representation or warranties, expressed or implied, as to the accuracy or completeness of this information.

All information in this document is subject to verification by the Buyer prior to purchase. The Offering Memorandum does not claim to be all-inclusive or contain all information that a Buyer of this property may need or desire. As the potential Buyer of a net leased property, it is the Buyer's responsibility to complete a thorough due diligence investigation of this property to determine whether it is suitable to their needs. Linville Team Partners denies any obligation to carry out a due diligence examination for the Buyer.

As with any real estate investment, this Net Leased property carries significant risks. The Buyer and their legal and/or financial advisors should conduct a careful investigation of all legal and financial documents related to this property and tenant. Any projections, opinions, assumptions or estimates used in this Offering Memorandum are only examples and do not represent the present or future performance of the property. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. In addition, the lease rate for some properties, especially new construction or newly-acquired locations, may be set based on the tenant's projected sales with little or no record of actual performance or comparable rents for the area. Returns are not guaranteed; the tenant(s) and any guarantor(s) may fail to pay the lease rent, property taxes, or may fail to comply with other material terms of the lease. Cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, the Buyer is responsible for conducting an investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that the Buyer may be able to negotiate with a potential replacement tenant considering the location of the property and the Buyer's legal ability to make alternate use of the property.

The Owner expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property and/or to terminate discussions with the Buyer at any time without notice. The Owner has no legal commitment or obligations to any Buyer reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner. The Buyer agrees not to contact the tenant, their employees or customers without prior permission from the Owner.

Linville Team Partners is not affiliated with or endorsed by the commercial tenant or lessee identified in this Offering Memorandum. The use of the tenant's name or logo is not intended to imply any affiliation with or endorsement by Linville Team Partners. Its inclusion is solely for the purpose of providing tenant lessee information about this listing to prospective customers.

By accepting this Offering Memorandum, the Buyer agrees to release Linville Team Partners and hold it harmless from any claim, cost, expense or liability arising out of the buyer's investigation and/or purchase of this Net Leased property.

All showings of this property are by appointment only. Please contact your broker for more details.