

CAR WASH FOR SALE

1380 YADKINVILLE ROAD | MOCKSVILLE, NC 27028

Linville | Team Partners

COMMERCIAL REAL ESTATE



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INVESTMENT OVERVIEW

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ADDRESS

1380 YADKINVILLE ROAD
MOCKSVILLE, NC 27028



SALE PRICE

\$1,625,000



CAP RATE

12.40% - ACTUAL
14.0% - 2025 PROJECTION



NOI

\$201,579.22 - ACTUAL
\$229,069.32 - 2025 PROJECTION
(\$30,000 REPAIR BUFFER)



RECOGNITION

BEST CAR WASH 2021-2024
DAVIE COUNTY ENTERPRISE READER'S CHOICE



INVESTMENT SUMMARY

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KEY FEATURES

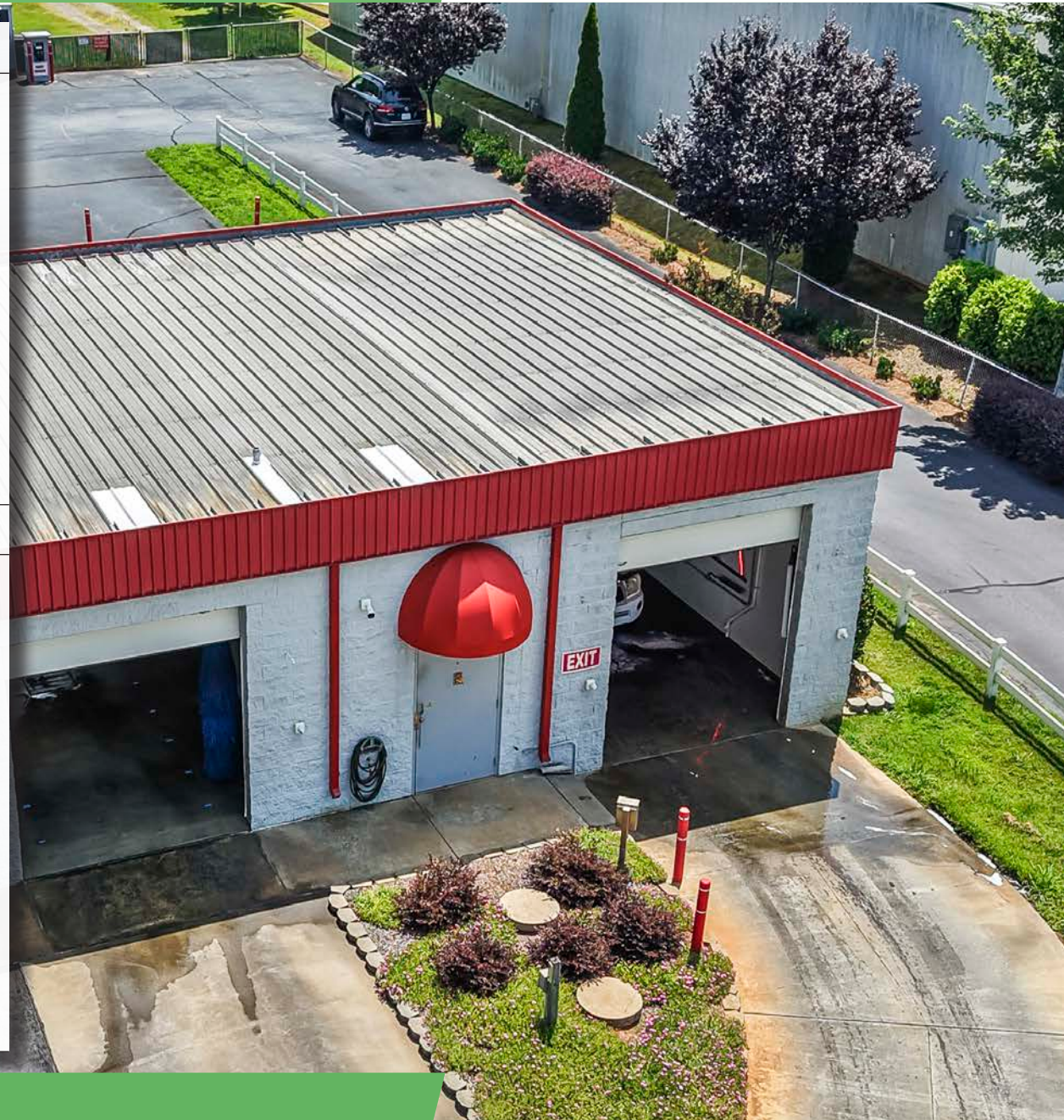
- 2 In-Bay Automatics
- 1 Touch Free - 2021 (*only touch free in immediate area*)
- 1 Soft Cloth - 2021
- 3 Vacuums & 1 Shampoo Vacuum
- 2 Changers
- 2 Auto Cashiers
- On-Site Vending - 2023
- 21 Security Cameras - 2024
- Separate Office and Storage Shed - 2023
- 1.081 Acre Site with Expansion Potential
- 21,000 VPD
- One of the Tallest Lit Signs in the Area

DESCRIPTION

This offering is a special opportunity to own a well-established car wash on Yadkinville Road (21,000 VPD) in a growing Mocksville, NC – located in a dense retail corridor only 0.5 miles from I-40.

Mocksville Auto Pride Car Wash features 2 in-bay automatic systems (1 touch free, 1 soft cloth), 3 vacuums, 1 shampoo vacuum, 2 changers, and on-site vending. Utility pole LED lighting and 21 security cameras cover the 1.081 acre fenced and landscaped lot, which includes a separate office and storage shed with spare equipment that conveys with the sale.

This high-performing site has operated for 25 years and consistently produces gross revenue over \$300,000. This investment offers a turnkey business producing great day one yield, as well as huge upside with offering memberships, adding an ice machine, or potentially expanding with self-serve/hand wash options.



SITE PHOTOS

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SITE OVERVIEW

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AREA OVERVIEW

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206 West Fourth Street
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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. In this case, 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.