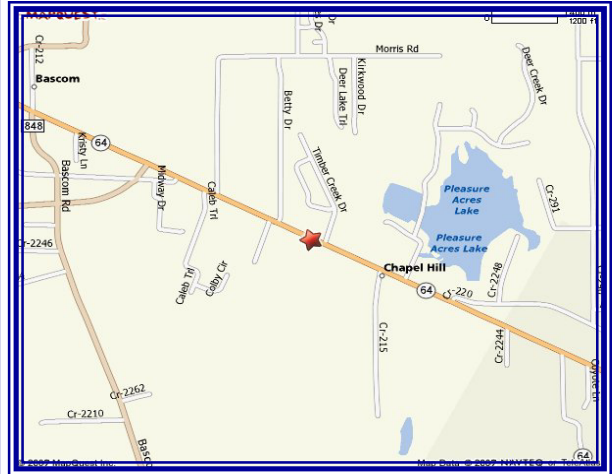


\$650,000

Car Wash For Sale

12753 State Highway 64 E
Tyler, Texas 75707



General Information

Price: \$650,000
Building Size: 2,554 SF
Land Size: 36,634 SF
Year Built: 2001
1 Automatic Bay
4 Self Serve Bays
4 Vacuum Stations

Investment Highlights

- **Motivated Seller**
- **Established Business**
- **Contact Broker for more details**
- **High Traffic Area On Highway**
- **Good Income Potential**

January 15, 2007 - January 11, 2008

<u>Total Income</u>	<u>64,963.19</u>
<u>Expenses</u>	
Supplies	6,920.79
Repairs & Maintenance	2,310.12
Labor	550.00
Water	2,698.50
Electric & Gas	10,788.40
Phone	650.41
Garbage	624.50
Other Utilities	442.97
Insurance	2,725.71
Property Taxes	1,450.00
Prof. & Legal Fees	750.00
Other Expenses	1,838.10
<u>Total Expenses*</u>	<u>30,299.50</u>
<u>Net Income</u>	<u>34,663.69</u>

* Not Included: Depreciation, Interest, Note Payment

CarWashAdvisors.com

7800 Preston Road #132
Plano, TX 75024
Phone: 972-618-1047
Fax: 972-421-1715

A MERISTA R
COMMERCIAL

Chet Wilke— Broker
Direct: 972-491-2438
VM: 972-733-9560
Chet@Wilke.net

This information is deemed reliable. We make no representations or warranties as to the accuracy of the seller information.