



1106-1110 S Main St.

is being offered at

\$350,000

EXECUTIVE SUMMARY

Excellent investment opportunity for a car wash and laundromat combination, the "Wash Zone," located on State Route 24/S. Main Street in Lewistown, Illinois. This is the only car wash and laundromat in Lewistown (population 1,963). 2023 net operating income (NOI) was \$69,630 for a nearly 19.8% CAP rate. Traffic counts at this corner are 7900 per day. Carwash has 1 automatic bay and 3 manual wash bays. Sellers have operated this business for 12 years and are ready to retire - sellers average 8-10 hours per week maintaining the property. Updated features include: energy efficient boiler in carwash floor (2019), new boiler for carwash floor (2024), automatic car wash (2015), reverse osmosis (2019), water softener (2017), energy efficient windows (2013), laundromat water heater (2013), 10 front loading washing machines (2012), exterior of buildings painted (2015), new "pay stations" for car wash (2022), and asphalt parking lot resurfaced (2022).

LISTING METRICS

0.38
ACRES

3,816
TOTAL SF

\$72,492
2024 NOI

\$92
PRICE / SF

20%
PROJ. CAP RATE

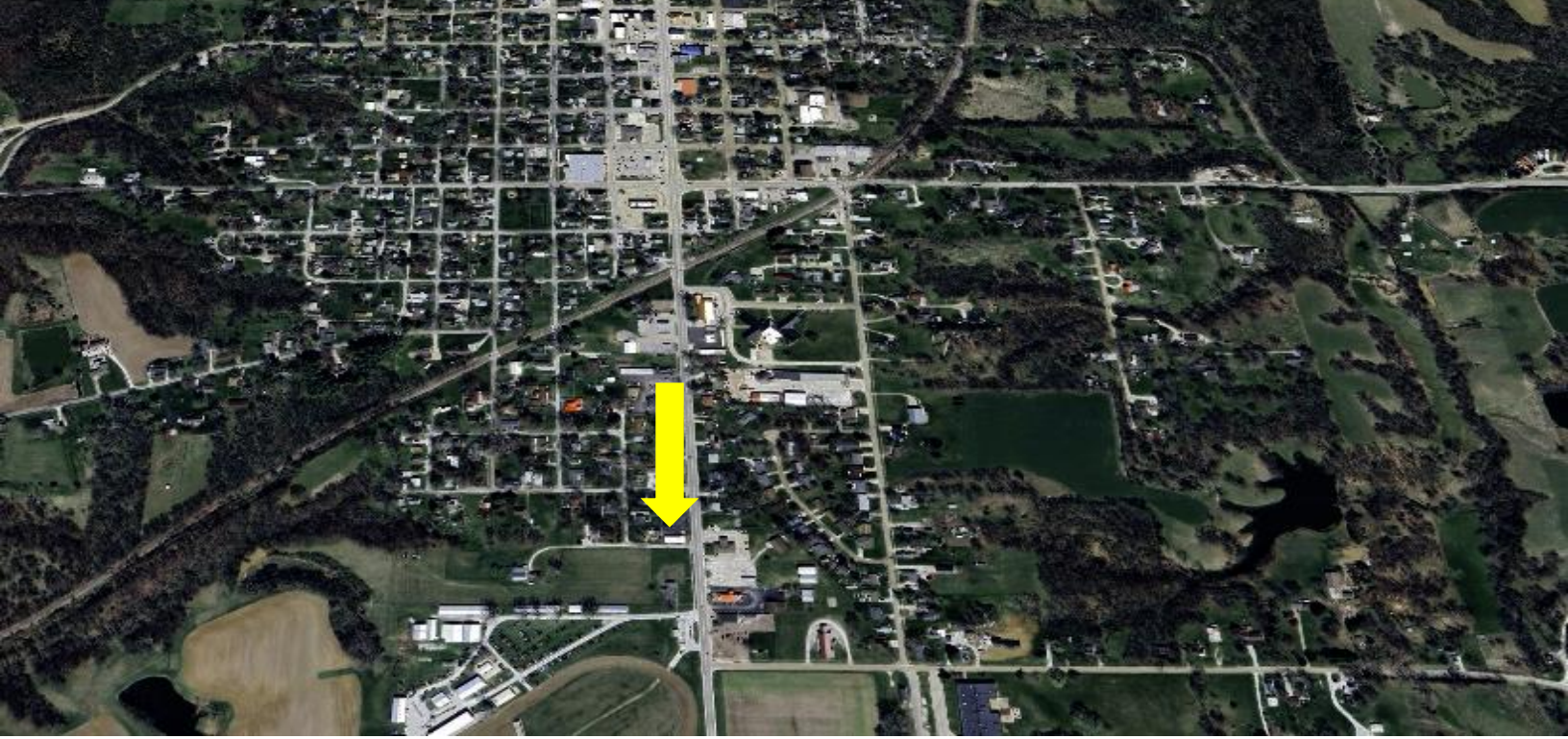
\$4,498
PROJ. TAXES

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PROPERTY DETAILS

LOCATION INFORMATION

ADDRESS	1106-1110 S. Main Street
CITY / STATE / ZIP	Lewistown, IL 61542
PARCEL ID	18-19-27-146-007
LOT ACRES	0.38

BUILDING INFORMATION

PROPERTY TYPE	Car Wash & Laundromat
COMMERCIAL UNITS	2
STORIES	1
ABOVE GRADE BLDG SF	3,816
PARKING LOT SF	6,720

TAX INFORMATION (2023)

TOTAL ASSESSMENT	\$51,130
ANNUAL PROPERTY TAX	\$4,499
TAX CLASS	18003
TAX RATE	8.7985%



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



Mike O'Bryan

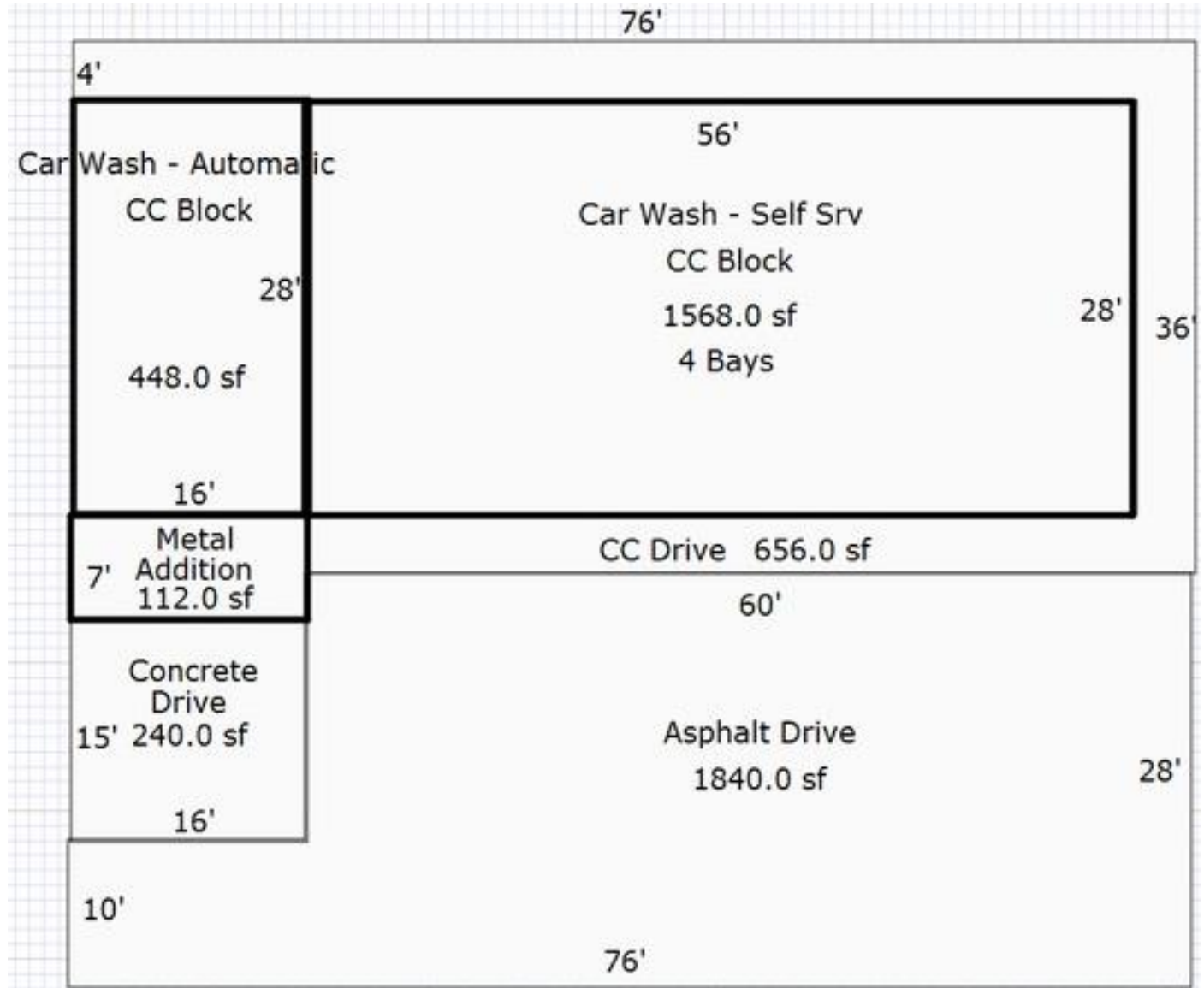
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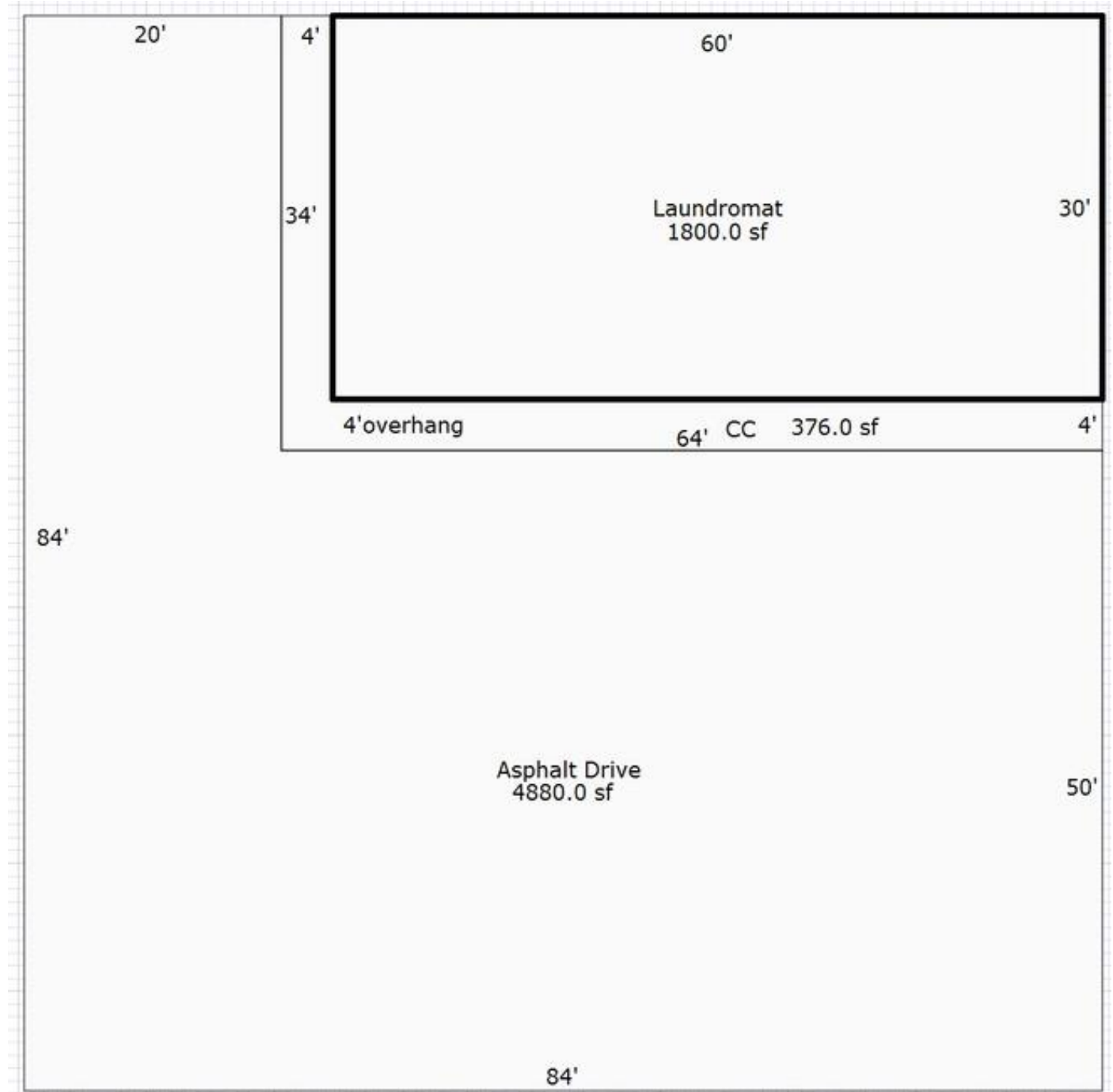
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