



SUMMERHILL
Commercial Real Estate, LLC

FOR SALE
CANTERBURY CAR WASH
612 1st Avenue East (County Road 101)
Shakopee, MN 55379



- Property Size:** 4,180 square feet, .62 acre lot.
Offering Price/RE Tax (2012): \$469,000, \$146.42 psf/\$17,196.
Year Built/Zoning/PID: 1989, B-1/Highway Business District, 270040120.
- Estimated NOI of \$54,720 w/a Cap Rate return of 11.67% (based on 2010 numbers).
 - Located on hard corner of 1st Ave E (CR 101) & Main St S.
 - Great visibility on 1st Ave E (CR 101) with 18,000 vpd (MNDOT 2010).
 - Demographics: 8,073-1 mile, 37,670-3 miles, 94,829-5 miles (ESRI).
 - Avg HH income: \$74,494-1 mile, \$102,272-3 miles, \$115,149-5 miles (ESRI).
 - 6 self service bays, 1 automatic touch less bay. New air automated doors.
 - 2 self service bays with 12' high x 10' doors, 4 with 10' x 10' doors.
 - Public vending room, private office w/restroom, mechanical room.
 - 5 Pro-Vac car vacuum stations, 1 vacuum w/shampoo/spot remover.
 - Payment accepted by coins, tokens, cash, and credit cards.
 - 3,000 gallon per day Reverse Osmosis system, Laars VW-500 boiler (new 2009), 3 Paloma PH-24M natural gas instantaneous water heater for the in floor heat system, Netzeye 8 camera security system with internet access to view remotely.
 - Touch Free System: A-OK Dynawash Express Touch Free Automatic system.
Options: 2-step presoak, wash, rinse, wax, triple foam wax, spot free rinse, 45 HP free standing dryer, scrolling in bay message sign, dryer timer, 90" clearance allows for washing dually pick-ups and quad cabs, installed 8/2003.
 - Self Svc Bays: A-OK 6 bay self svc system. Options: presoak, tire/engine cleaner, wash, rinse, foamy brush, wax, triple foam wax, spot free rinse, installed 8/2003.



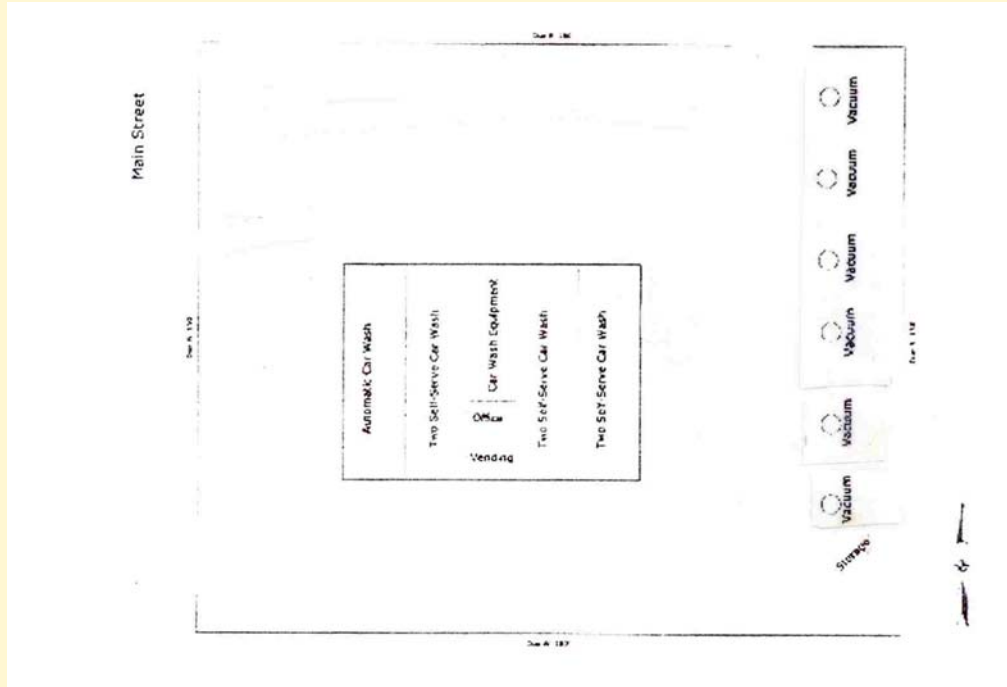
For more information call:
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952.556.5151

or visit our website at:
www.summerhillcommercial.com



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