



TURNKEY CAR WASH OPERATION
\$2,000,000 / 0.82 Acres / 195' FRONTAGE
4800-4812 BABCOCK ST NE, PALM BAY, FL 32905



**LIGHTLE
BECKNER
ROBISON**

INCORPORATED

COMMERCIAL REAL ESTATE SERVICES



OPERATING CAR WASH TURNKEY BUSINESS

PRESENTED BY:

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Lightle Beckner Robison, Inc.
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Melbourne FL 32901



PROPERTY SUMMARY

Welcome to a unique and exciting opportunity in the vibrant city of Palm Bay, Florida! We are pleased to present a fantastic carwash property located on the bustling Babcock Street, an area ripe with retail growth and development prospects. This versatile property is perfectly suited for both carwash enthusiasts and savvy investors looking to capitalize on the thriving local economy.

Situated at the heart of Palm Bay, this property enjoys incredible visibility and access on Babcock Street, one of the city's major thoroughfares. It's conveniently close to residential neighborhoods, schools, and retail centers, making it an ideal spot for both carwash operations and future developments.

The property is currently equipped with a fully operational carwash facility, offering a steady stream of potential income for those interested in running this established business. With the growing population and busy local traffic, there's immense potential to expand and enhance this enterprise.

For investors with a vision for the future, this property also offers a prime opportunity for redevelopment. The surrounding area has seen substantial retail growth and development, making it a promising location for new commercial ventures, such as restaurants, retail stores, or service establishments.

PROPERTY DETAILS

| | |
|--|----------------------------------|
| 4800-4812 Babcock Street NE, Palm Bay, FL 32905 | |
| Price | \$2,000,000 |
| Pro-Forma NOI | \$378,100.56 |
| Cap Rate | 18.91% |
| Building Size | 2,157 SF |
| Year Built | 1984 |
| Acreage | 0.82 |
| Traffic Count | 35,000 AADT |
| Zoning | CC - Community Commercial |

**Information contained herein is believed to be
accurate however not warranted**

FINANCIALS

| | <u>Jan - Sept 23</u> | <u>Jan - Dec 22</u> | <u>% Change</u> |
|---------------------------------------|----------------------|---------------------|-----------------|
| Ordinary Income/Expense | | | |
| Income | | | |
| Sales | 505,863.12 | 456,327.93 | 10.86% |
| Total Income | 505,863.12 | 456,327.93 | 10.86% |
| Cost of Goods Sold | | | |
| Cost of Goods Sold | 17,705.21 | 13,689.84 | 29.33% |
| Total COGS | 17,705.21 | 13,689.84 | 29.33% |
| Gross Profit | 488,157.91 | 442,638.09 | 10.28% |
| Expense | | | |
| Advertising Expense | 6,313.01 | 2,352.57 | 168.35% |
| Bank Service Charges | 87.94 | 245.64 | -64.2% |
| Credit Card Settlement Charges | 7,126.74 | 3,649.94 | 95.26% |
| Customer Damage Reimbursement | 807.85 | 175.47 | 360.39% |
| Insurance Expense | 28,599.04 | 22,563.78 | 26.75% |
| License & Fee | 490.48 | 297.00 | 65.15% |
| Office Expense | 10,830.54 | 19,422.84 | -44.24% |
| Office Supplies | 2,559.71 | 7,502.27 | -65.88% |
| Outside Contractors | 347.60 | 13,676.67 | -97.46% |
| Payroll Expenses | | | |
| FICA | 7,785.57 | 7,452.06 | 4.48% |
| FUTA | 262.51 | 277.99 | -5.57% |
| SUI | 1,181.30 | 1,251.08 | -5.58% |
| Total Payroll Expenses | 9,229.38 | 8,981.13 | 2.76% |
| Payroll Processing Fee | 528.85 | 443.80 | 19.16% |
| Postage & Delivery | 0.00 | 46.13 | -100.0% |
| Property Tax | 0.00 | 8,001.67 | -100.0% |
| Rental/Lease | 1,767.42 | 6,653.25 | -73.44% |
| Repair & Maintenance | 6,820.60 | 12,041.70 | -43.36% |
| Salaries & Wages | 113,900.68 | 105,211.95 | 8.26% |
| Security Expense | 240.27 | 0.00 | 100.0% |
| Software Expense | 0.00 | 2.95 | -100.0% |
| Telephone Expense | 0.00 | 326.51 | -100.0% |
| Utilities | 9,655.97 | 6,338.25 | 52.34% |
| Waste Removal | 5,276.41 | 2,987.10 | 76.64% |
| Total Expense | 204,582.49 | 220,920.62 | -7.4% |
| Net Ordinary Income | 283,575.42 | 221,717.47 | 27.9% |

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Staples

DOLLAR TREE

TRUIST

O'Reilly
AUTO PARTS

Firestone

Exxon

BURGER
KING

FAMILY DOLLAR

Bank of America



NAPA

Publix

TIRES PLUS
TOTAL CAR CARE

Advance
Auto Parts

DUNKIN'

Kentucky Fried Chicken

CIRCLE K

507

516

Palm Bay Rd NE

Riviera Dr NE
Dawn St NE

Freil Rd NE

Roxbury Ct NE

Cotton Rd NE

Hooper Ave NE

Lemay Dr NE

Knecht Rd NE

Knecht

DEMOGRAPHICS

