

FOR SALE



58 DWIGHT AVE

Clinton, NY 13323



PROPERTY DESCRIPTION

Introducing a prime commercial investment opportunity at 58 Dwight Ave, Clinton, NY. This 2,319 SF building, was constructed in 1993 and fully renovated in 2021 to a state-of-the-art automatic and self-service carwash with Two fully automated Washworld Edge Tunnels, One Soft Cloth Motor City bay and Two Self-Service DRB/Washify wash bays. New overhead doors were installed on the touch-free bays along with New LED lighting throughout the building. New Kiosks have been installed, with POS and unlimited plan systems. The building contains two new air compressors, new radiant in-floor heat, two new water softeners, and a new spot-free water system with a new security system and cameras to keep an eye on all of it! The subject property is perfectly positioned for retail or vehicle-related businesses with additional (income-producing) acreage available as well for an additional cost. The location in the heart of Clinton, with access and visibility from multiple streets ensures high exposure and easy accessibility for potential customers.

PROPERTY HIGHLIGHTS

- State of the Art 2,319 SF Car Wash Business
- New Equipment Installed in 2021
- New LED Lighting & Security Throughout.
- New POS & Unlimited Kiosks
- New Air Compressors & Water Treatment Systems
- Two Fully Automated Washworld Edge Bay
- One Soft Cloth Motor City Wash Bay
- Two Self-Service DRB/Washify Wash Bays
- High Visibility For Increased Customer Traffic

OFFERING SUMMARY

Sale Price:	\$2,350,000
Lot Size:	0.35 Acres
Building Size:	2,319 SF
2023 Gross Sales:	\$788,860
Cap Rate:	14.46%

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In Demand Car Wash



Highly Visible | Long Term Location



Five Wash Bays

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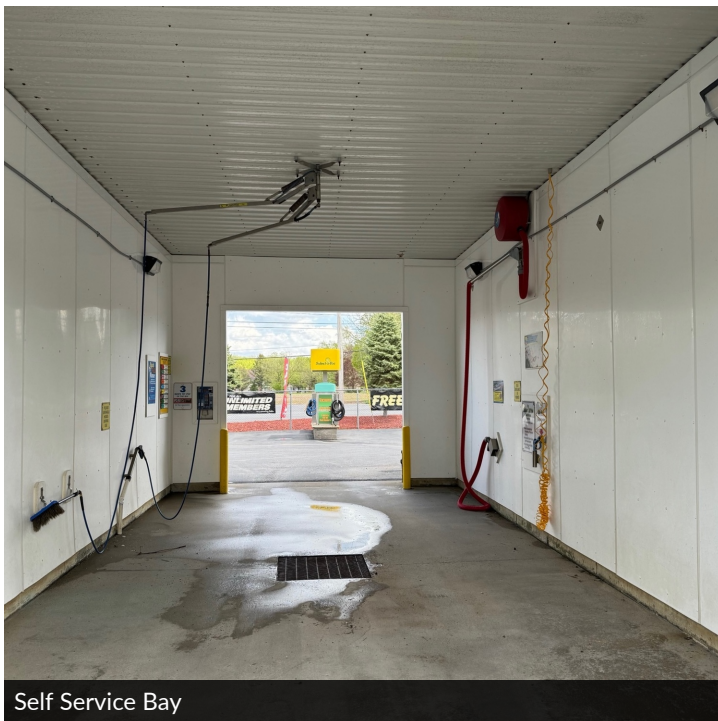
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Automated Tellers



Soft Touch Tunnel



Self Service Bay



Lazer Touchless Tunnel

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AERIAL OUTLINE



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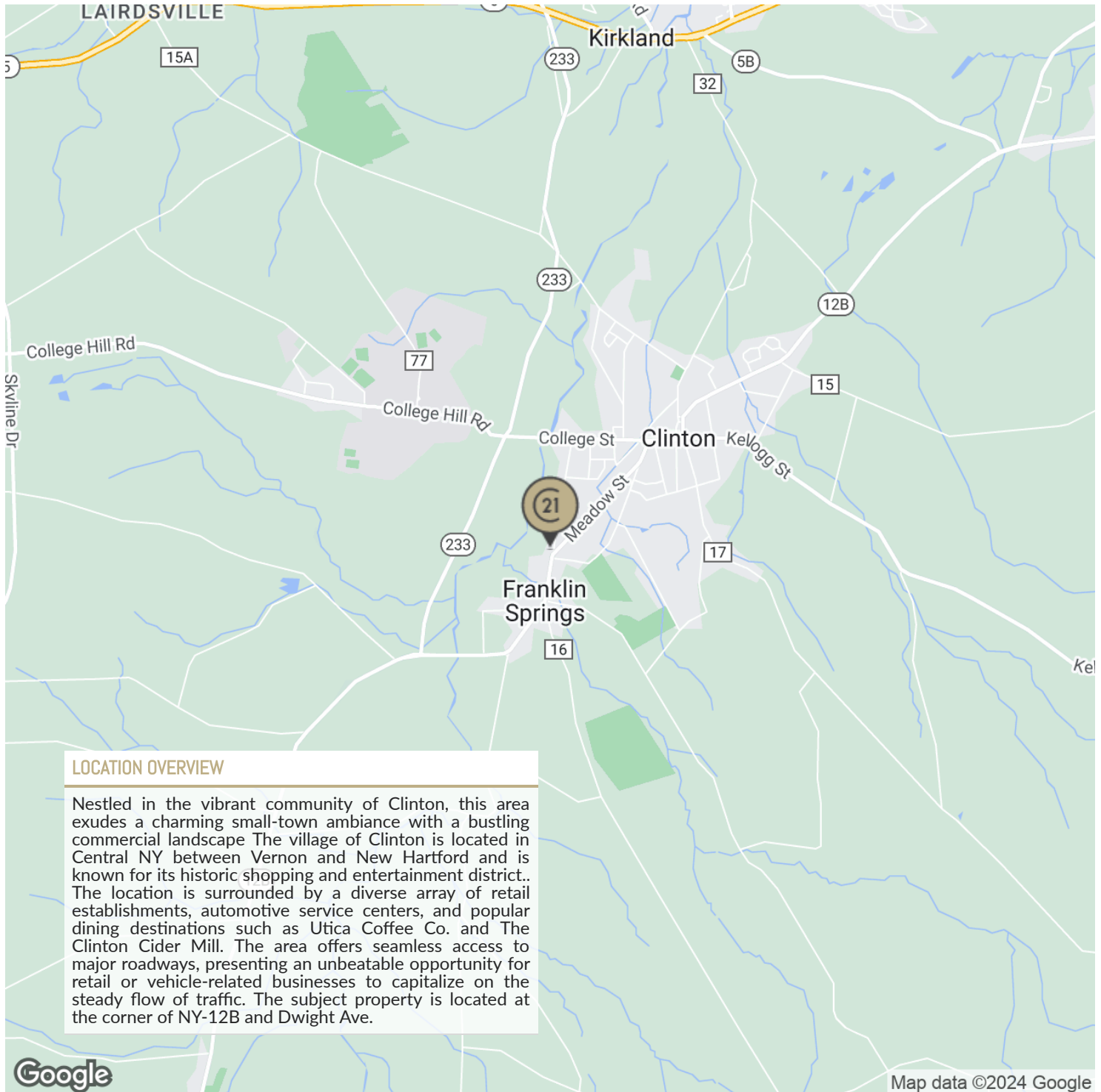
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LOCATION OVERVIEW

Nestled in the vibrant community of Clinton, this area exudes a charming small-town ambiance with a bustling commercial landscape. The village of Clinton is located in Central NY between Vernon and New Hartford and is known for its historic shopping and entertainment district. The location is surrounded by a diverse array of retail establishments, automotive service centers, and popular dining destinations such as Utica Coffee Co. and The Clinton Cider Mill. The area offers seamless access to major roadways, presenting an unbeatable opportunity for retail or vehicle-related businesses to capitalize on the steady flow of traffic. The subject property is located at the corner of NY-12B and Dwight Ave.

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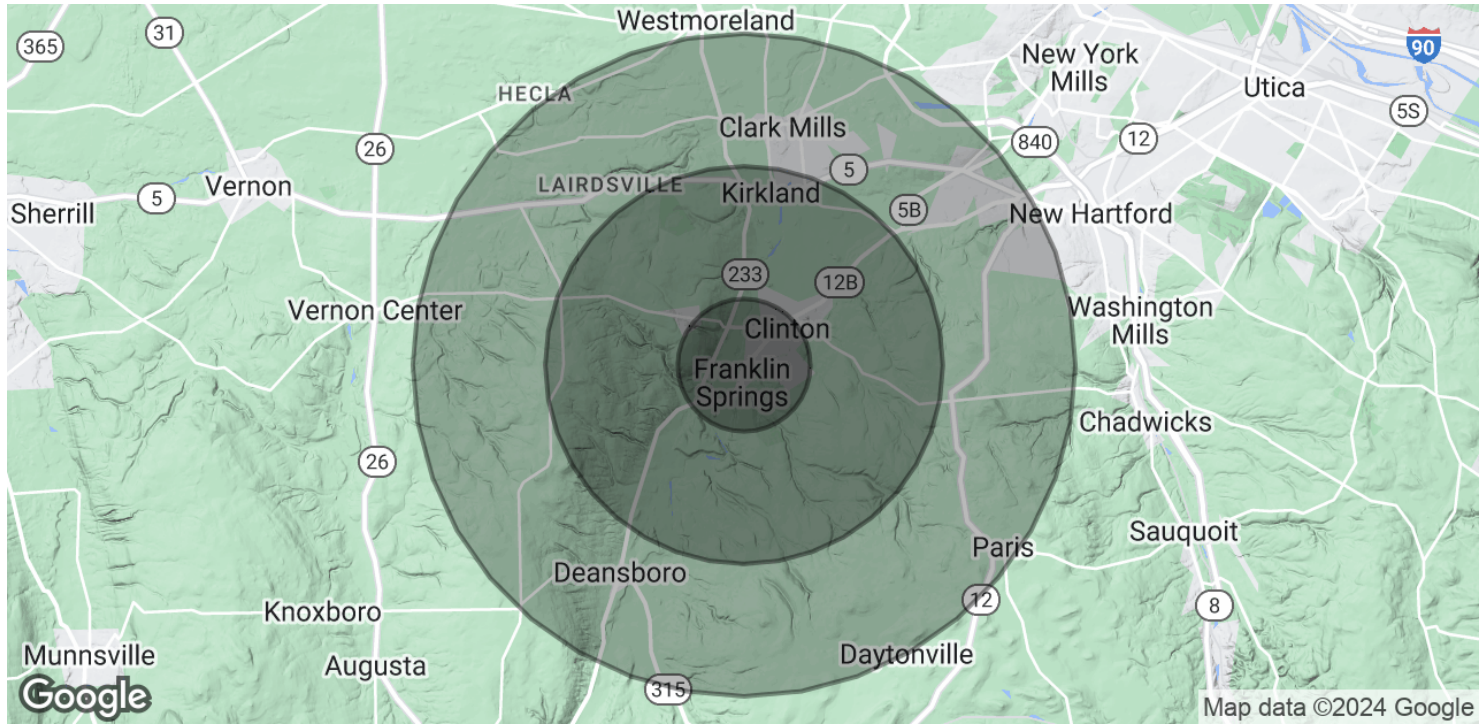
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,146	8,475	21,694
Average Age	43.2	41.6	45.4
Average Age (Male)	43.6	42.1	43.5
Average Age (Female)	41.7	41.7	46.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,021	3,143	9,174
# of Persons per HH	2.1	2.7	2.4
Average HH Income	\$84,963	\$90,004	\$86,564
Average House Value	\$216,082	\$200,794	\$169,313

2020 American Community Survey (ACS)

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