

Auto Spa Car Wash

5328 Verona Rd

Fitchburg WI

Showing Tours Contact Pat: [patmccarthy1077@gmail.com](mailto:patmccarthy1077@gmail.com)

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Improvements made since 2018

* New Mizer soap delivery system 2018
* New Automatic Door 2018
* Second Automatic Door 2019
* New Tire Pump 2019
* Two New Pay Stations state of the art 2019
* Two New Automatic Doors 2020
* All New Vacuum Stands 2020
* New Vacuum 2021
* Two New Self Service Pay Stations 2021

Financial Summary per Seller

**2019**

Ordinary Income

Automatics 169,670

Self Service Credit Cards 50,411

Total Income 220,081

Cost of Goods Sold

Purchases-chemicals 12,878

Purchases-vending 1,950

Total COGs 14,828

Expenses 85,410

Net Income **119,843**

**2020**

Ordinary Income

Automatics 259,778

Self Service Credit Cards 61,548

Total Income 321,326

Cost of Goods Sold

Purchases-chemicals 14,350

Purchases-Vending 1,809

Total COGs 16,159

Expenses 87,698

Net Income **217,469**

General Property and Business Information

Building Sizes 595 SF Office Area

2,884 SF Car Wash Area

Date of Construction 1985 Car Wash

Land Division Will be provided by the Seller prior to closing and storage units are not for sale

Site Size Approximately 1 acre, TBD by surveyor

Business Facility Car Wash has two automatic bays with dryers, for self service bays, eight vacuums and vending machine. Small office or efficiency located second floor of mechanical room and there is a shed included that houses landscaping items etc… Also has bus and large vehicle wash station, which is very popular.

Sale Includes All FF&E for operating the business and all chemicals, inventory and assorted materials used to operate the car washes.

LLC the limited liability company, Fitch Car Wash LLC may be purchased

Zoning B-H, Highway Business District

Signage Roof top signage may be an option through the City of Fitchburg planning and zoning department because of Verona Rd/ Hwy 151 re-construction

Upside Potential Approximately half the land included could possibly be developed

New Modern Pay Stations have monthly subscription-based options that have not been implemented yet.

The new Pay Stations have increased sales with little COGs and expense- much more efficient.

The Owner has place approximately $135,000 in new equipment and upgrades in past 2.5 years – so lots of useful life in the equipment.