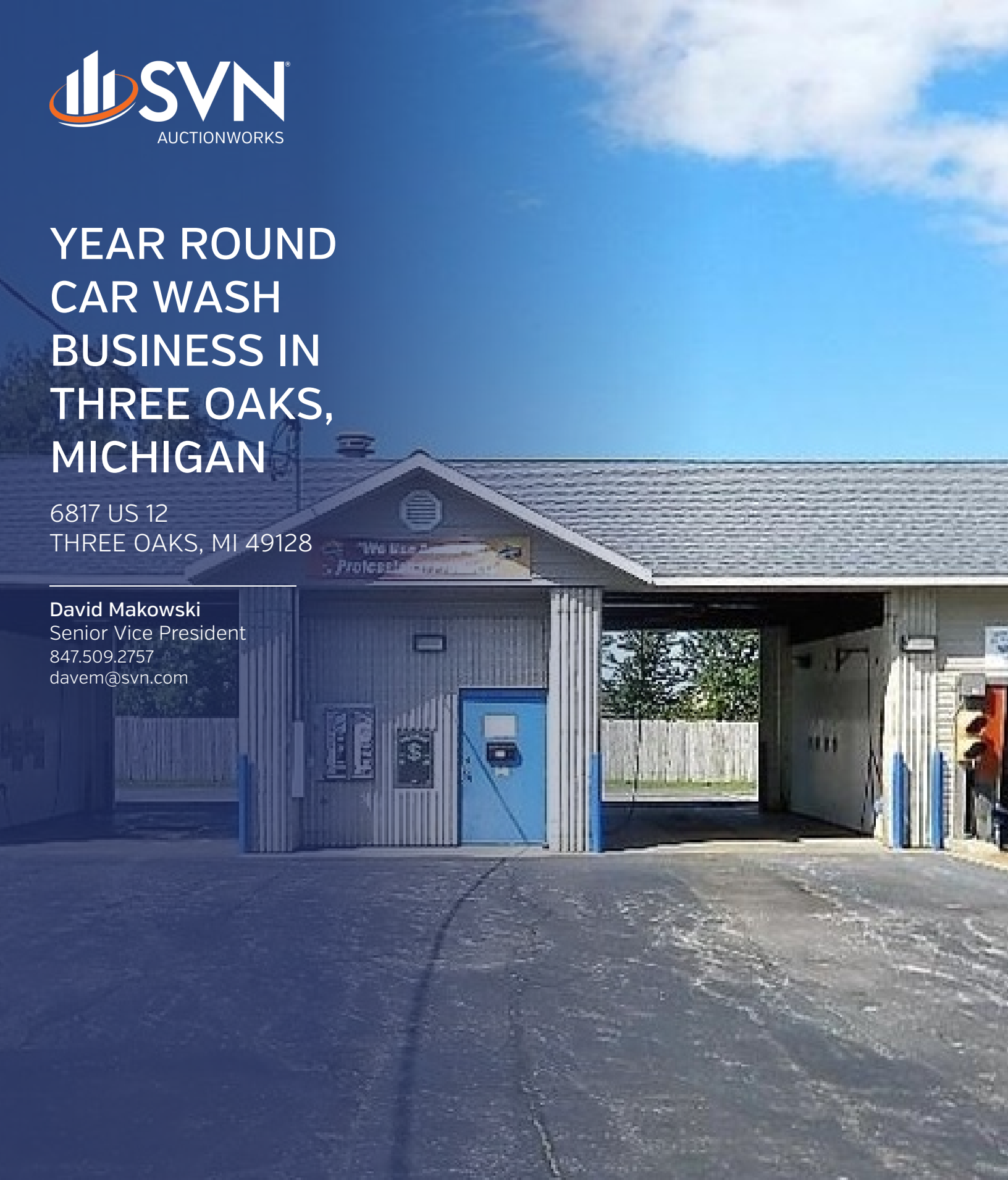




# YEAR ROUND CAR WASH BUSINESS IN THREE OAKS, MICHIGAN

6817 US 12  
THREE OAKS, MI 49128

**David Makowski**  
Senior Vice President  
847.509.2757  
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# Property Summary



## OFFERING SUMMARY

Suggested Opening Bid: \$240,000

Year Built: 2004

Building Size: Approx. 2,700 SF

Zoning: C-1; General Commercial

Price / SF: \$88.89

## PROPERTY OVERVIEW

This currently operating car wash is a year round, vibrant business. Built in 2004, it has three (3) manual wash bays, one (1) automated wash bay, and all new operating equipment and mechanicals. Its year round operation has delivered year on year steady revenues and profits. Regular operating maintenance service has been performed on all equipment.

Ideally located in the center of Three Oaks, this car wash has ample room for customers and allows for potential business growth, such as the opportunity to offer post-wash detailing services.

This car wash business and building are available for sale as one package or, alternatively, as a bulk sale opportunity with another car wash business and building located at 346 South Whittaker Street in nearby New Buffalo, Michigan.

Offered in cooperation with Coldwell Banker Anchor Real Estate, Michigan License #6505291590; Dana Cox, License #6501307780

## PROPERTY HIGHLIGHTS

- Online Auction Bidding Starts at 11 AM CST Monday, June 18, 2018 and ends Wednesday, June 20, 2018, 11 AM CST
- Suggested Opening Bid: \$240,000 Plus 6% Buyer's Premium
- Cooperating Broker's Commission: 2 %
- Pre-Auction Bids Highly Encouraged!

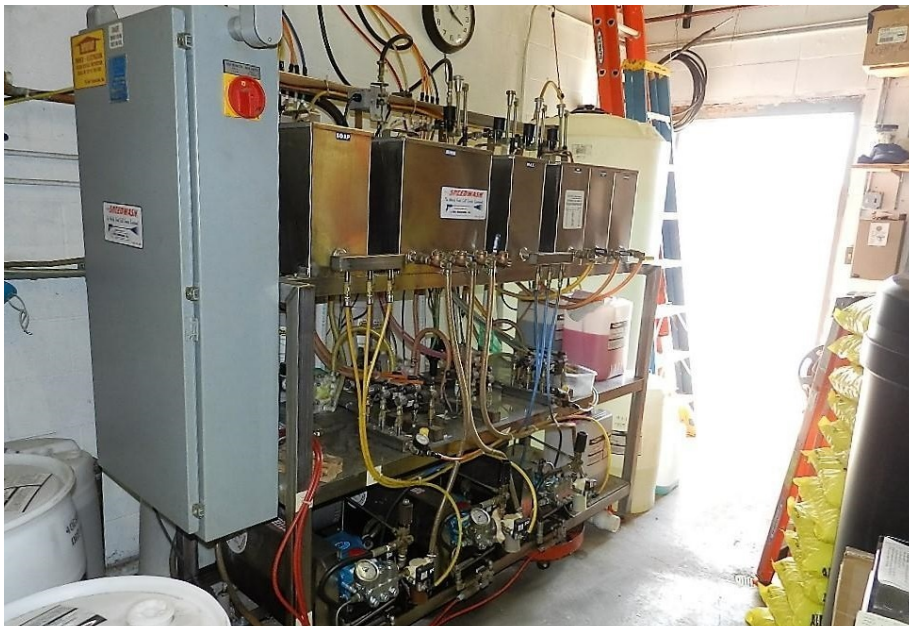


# Additional Photos





# Additional Photos





# Additional Photos



# Site Plan

## Michigan Plat of Survey

### Surveyor's Certificate

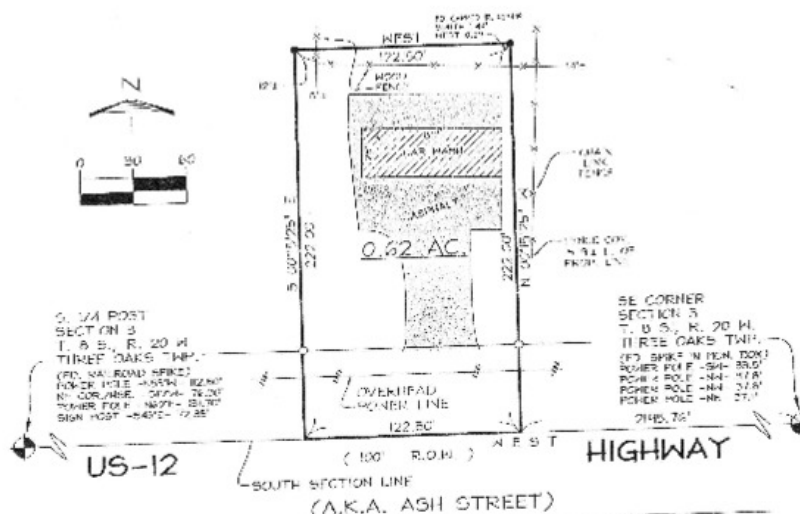
On the basis of my knowledge and belief, I, Edward C. Morse, Professional Surveyor, certify that I have completed a boundary survey and examination of the parcel of land described below, made on the ground to the nearest standard of care of professional land surveyors practicing in Michigan. This survey was performed in accordance with a description furnished by others, and should be compared to the abstract of title or title insurance policy for accuracy, easements, or exceptions. This survey was prepared for **Frankle & Associates** and does not extend to any unnamed person without expressed re-certification by the surveyor naming said person.

6-16-04  
Date

*Edward C. Morse*  
Edward C. Morse  
Mitchell & Morse Land Surveying  
Professional Surveyor 47986

Furnished Description: SITUATED IN THE VILLAGE OF THREE OAKS, BERRIEN COUNTY, MICHIGAN

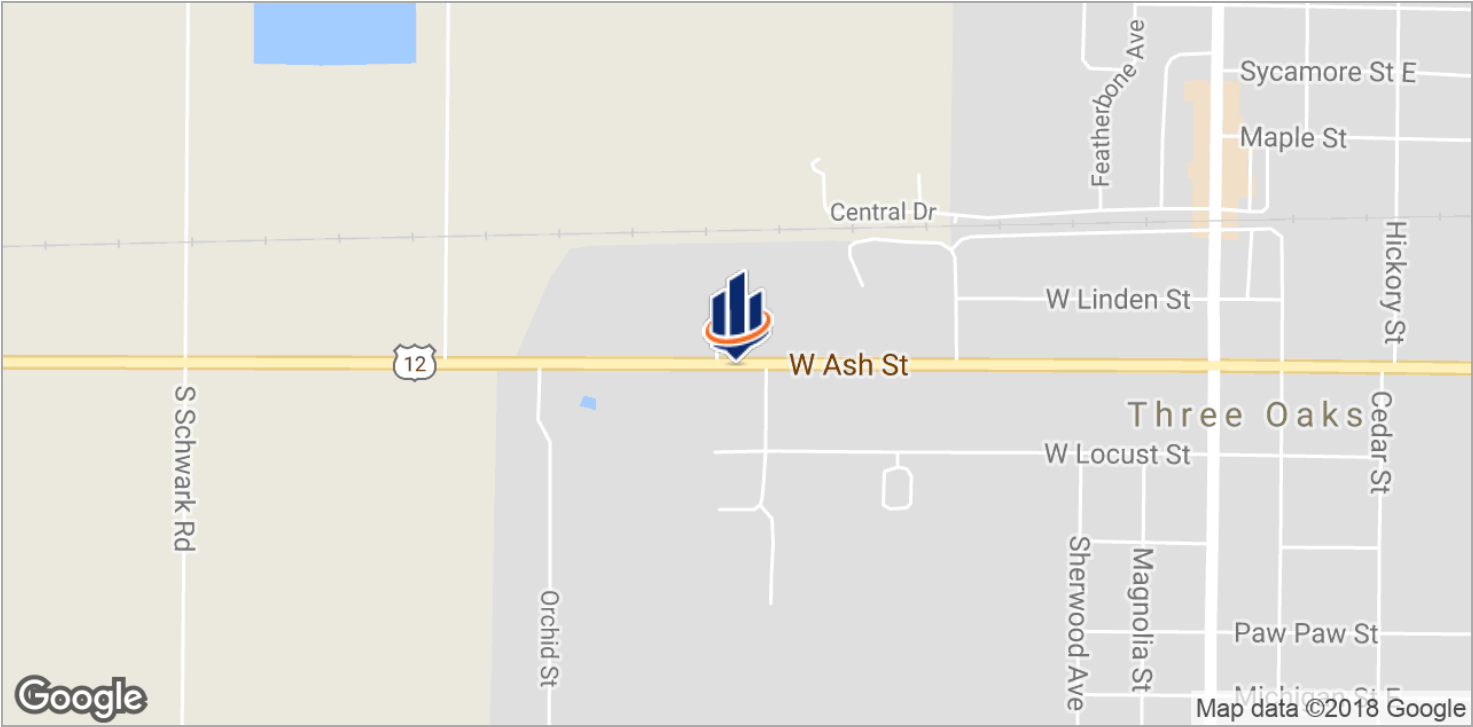
THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 20 WEST, VILLAGE OF THREE OAKS, BERRIEN COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS, TO-WIT: - COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 2198.76 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 3, SAID POINT ALSO BEING 888.43 FEET WEST OF THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 3; THENCE NORTH 00° 15' 25" EAST 222.00 FEET; THENCE WEST 122.50 FEET; THENCE SOUTH 00° 15' 25" EAST 222.00 FEET TO THE SOUTH LINE OF SAID SECTION 3; THENCE EAST, ON SAID SOUTH LINE, 122.50 FEET TO THE PLACE OF BEGINNING. SUBJECT TO THE RIGHTS OF THE PUBLIC IN THAT PART THEREOF LYING IN HIGHWAY US-12 (ASH STREET).



NOTES:  
1. THE RATIO OF CLOSURE OF UNADJUSTED FIELD OBSERVATIONS IS NOT GREATER THAN 1 PART IN 5,000.  
2. BEARINGS ARE REFERENCED TO ASTRONOMICAL NORTH ON THE SOUTH SECTION LINE.  
3. THE INFORMATION SHOWN ON THIS DRAWING IS INTENDED FOR THE CLIENT ONLY. ANY USER WITHOUT WRITTEN VERIFICATION AND ADAPTATION BY THE LAND SURVEYOR FOR THE SPECIFIC PURPOSES INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL RECOURSE TO THE LAND SURVEYOR.

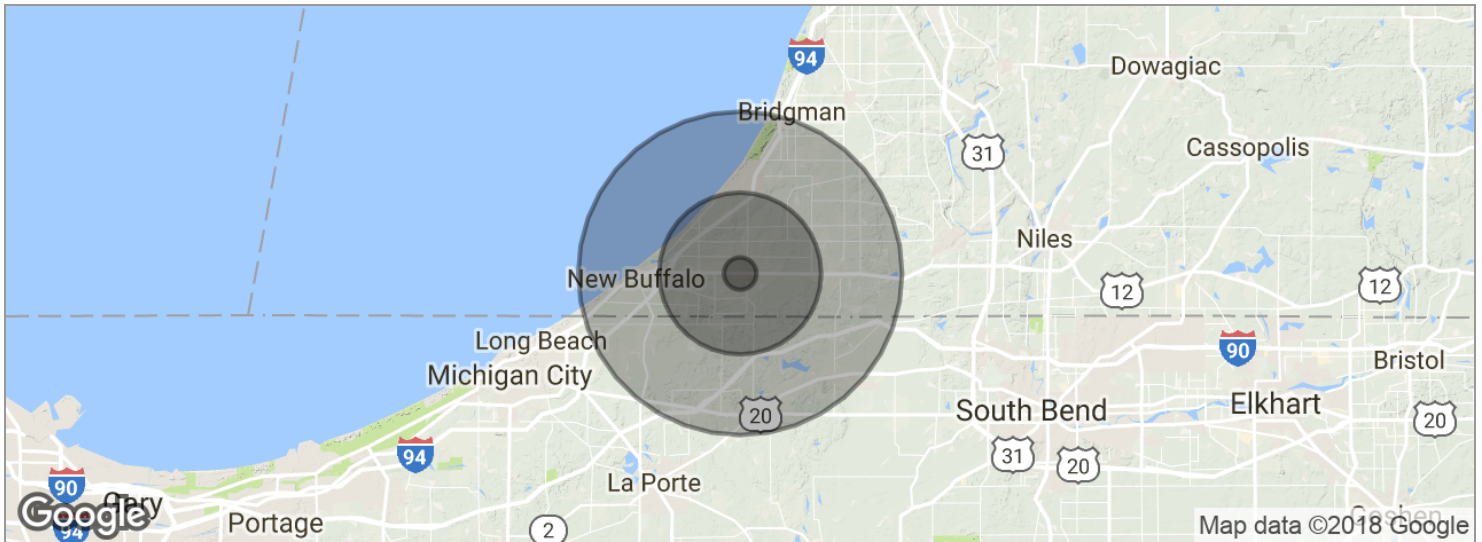
<b>MITCHELL &amp; MORSE LAND SURVEYING</b> 404 BROADWAY SOUTH JAVEN, MICHIGAN 49000 OFFICE: (268) 637-1107 FAX: (268) 637-1907 A DIVISION OF MITCHELL SURVEYS, INC.		THE ABOVE SURVEY COMPLIES WITH PUBLIC ACT 134 OF 1970, ACT 208 OF MICHIGAN PUBLIC ACTS OF 1967 AS AMENDED BY PUBLIC ACT 851 OF 1997 SHOULD BE CARRIED TO THE THAT ANY PROPERTY CONVEYANCE DOES NOT VIOLATE THAT ACT.	
SCALE 1" = 60' BOOK 32B PAGE 6 REVISION 5-25-2004 CHECKED BY: [Signature] DATE: 5-25-2004 CLIENT: <b>FRANKLE &amp; ASSOCIATES</b> DATE: 6-16-2004 JOB NO. 04-572 SHEET 1 OF 1 DWG. BY: MARKOVICH, DWG. CK. [Signature] DESC. BY: DESC. CK. BEING IN THE SE 1/4 SECTION 3 T 8 S R 20 W THREE OAKS TWP. BERRIEN CO., MICHIGAN		<b>LEGEND</b> FOUND IRON - O SET IRON - ● MONUMENT - ⊙ RECORDED - R MEASURED - M PLATTED - P DRAINED - D COMPUTED - C	

# Location Maps





# Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	349	8,577	28,570
Median age	41.9	46.7	44.2
Median age (male)	41.9	46.0	43.2
Median age (Female)	42.0	47.8	45.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	143	3,658	11,563
# of persons per HH	2.4	2.3	2.5
Average HH income	\$53,906	\$62,648	\$67,556
Average house value		\$299,576	\$262,038

\* Demographic data derived from 2010 US Census



# Disclaimer

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.