Confidential Buyer Package

Car Wash + Real Estate for Sale — 2505 East Kalamazoo St, Lansing, MI

Best Choice Automation — Commercial Real Estate

$230,000

Real estate + fully-equipped business included — land & building owned **free and clear** (no mortgage).

⚡ **Rapid-close incentive: seller will discount $30,000+ for a fast, clean (cash) closing — as low as ~$200,000.**

Status	Active — motivated seller, open to offers
Property	2505 East Kalamazoo St, Lansing, MI 48912

Overview

A turnkey, fully-operational car wash on a high-traffic corridor (E. Kalamazoo St) in Lansing, Michigan. The land and building are **owned free and clear** and included in the sale. Multiple bays with modern credit-card and coin payments, on-site vacuum stations, and on-site security monitoring — plus one of the **few truck-accessible bays in the Lansing area**, a rare one-stop wash for semi trucks and big rigs. It is run lean and largely absentee today (owner travels abroad, ~1–2 hrs/day), so the business is nearly dormant — **the value is the real estate and the turnkey, freshly-renovated facility, with clear upside for a hands-on operator.**

The Numbers — Full Transparency

These are the owner's own figures from the 2026 profit & expense records; full statements are available on request. Buyer to verify.

GROSS REVENUE (annual)

≈ $20,000–$22,000

Mostly self-serve coin/quarters; card volume is minimal today.

NET, AS RUN TODAY

≈ Break-even

Not a cash-flow business at current volume — priced accordingly.

Annual operating costs (as currently run):

- Utilities (electric + gas) — **seasonal, ≈ $13,000–$15,000/yr** (heavy in winter to keep bays from freezing; low in summer)
- Property taxes — ≈ **$4,560/yr** (Lansing summer $3,484 + winter $790 + personal-property $289)

- Insurance — **$1,357/yr**
- Trash ≈ $1,100/yr · phone ≈ $720/yr · wash supplies ≈ $1,000–$2,000/yr · card-processing fees

Straight talk: at today's volume the wash roughly covers its own costs. You are **not** paying for the current income — you're buying the real estate and a turnkey, recently-renovated facility, with room to grow the income.

What You're Buying — The Asset

- **The real estate** — land & building on high-traffic E. Kalamazoo St, owned **free and clear (no mortgage)**, included in the sale.
- **Turnkey, fully-operational car wash** — multiple bays incl. a rare truck-accessible bay, modern card & coin payments, multiple vacuum stations, on-site security monitoring.
- **≈ $36,600 in capital improvements (2024–2026)** — incl. a **new roof ($11,700)**, new asphalt & sealcoat, new electrical/circuit panel, new credit-card system, security camera, coin mechanism & drain work. **No deferred maintenance.**

The Upside — For the Right Operator

- **Add wash memberships / monthly plans** — none today (recurring revenue from zero).
- **Work the rare truck/fleet bay** — land trucking & fleet accounts most Lansing washes can't serve.
- **Push tap/card payments & basic marketing** — card volume is tiny; the business is nearly dormant.
- **Trim winter utility bleed** — the single biggest cost lever.

Reason for Sale

The owner travels out of the country at intervals for his other job and has no one to run it — a clean, motivated sale (not a performance issue).

Contact

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View photos & request a showing: **https://carwash.bestchoice411.com**
