

- Industrial
- Commercial
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- Land
- Business

## BUSINESS FOR SALE

### Coin Laundry Fox Valley Quick Wash

Coin Laundry—Fox Valley Quick Wash located in Cary Corners Shopping Center. Thriving established over 40 years. Cary's only Laundromat. 2,200 SF of newly remodeled space currently grossing over \$11,000/mo. and coming back from a fire in July of 2017 which closed it down for 10 months. Clean shop with highly visible Route 14 location. New 10 year assignable lease with 5 year option. Owners are retiring after a 12 year successful run. Current lease is \$15.40 psf net with \$3.39 psf pass thru. See list of FF&E. Do not talk to employees. Appointment only, non disclosure required. See layout and photos. Contact broker for financial information. Visit Premier Commercial Realty website to see more listings.

MLS: 10469027

#### PROPERTY SPECIFICATIONS

Description:	Coin Laundry Business
Building Size:	49,591 SF
Unit Size:	2,200 SF
Year Built:	1957
Years in Business:	12 years (current owners)
Parking:	Ample
Business Hours:	24/7
# of Employees:	3 part time (75 hr/wk)
Reason to Sell:	Retirement
Lease Available:	Yes - assignable
Sewer/Water:	City
Real Estate Taxes:	\$1.75 psf (2018)
Gross Sales:	±\$11,000 / mo. currently
Inventory Value:	±\$5,000
Lease Price:	\$15.40 psf Net
Sale Price:	\$165,000



FOX VALLEY QUICK WASH COIN LAUNDRY



Demographics	1 mile	3 miles	5 miles
Avg. HH Income	\$91,576	\$93,632	\$88,563
Population	9,723	39,444	108,396
<b>TRAFFIC COUNTS: 27,600 vpd</b>			



**Directions:** Route 14 and Cary Algonquin Road in Cary Corners Shopping Center.

**PIN: 19-12-376-016**

August 5, 2019

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.

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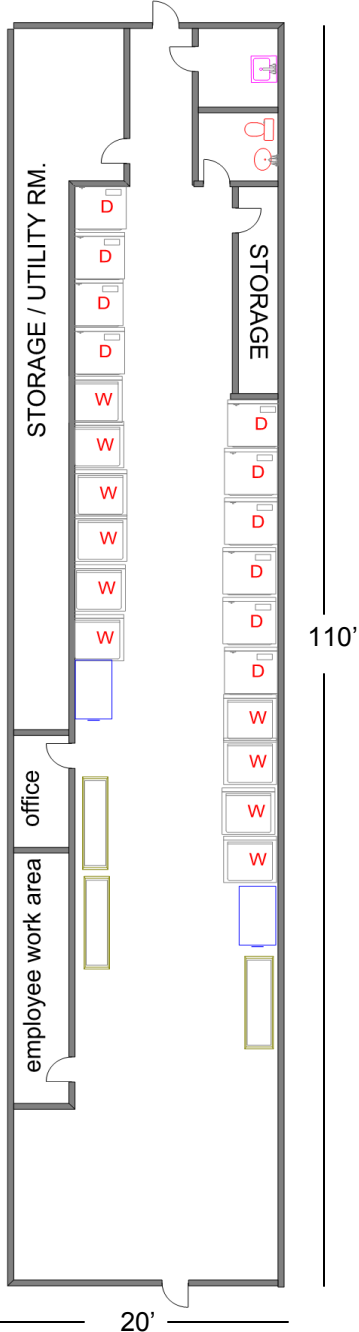
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354 Northwest Highway (Route 14)  
 Cary Corners Shopping Center  
 Cary, IL 60013



**WASHERS**

1	2016	Wascomat Front Load	22LB	\$4,900.00
5	2015	Wascomat Front Load	22LB	
2	2014	Wascomat Front Load	22LB	
3	2008	Continental Front Load	30LB	\$12,000.00
4	2012	Maytag Front Load	25LB	\$18,000.00
3	2016	Maytag Front Load	25LB	\$18,000.00
3	2014	Maytag Top Load		\$4,800.00
1	2016	Maytag Top Load		
1	2015	Maytag Front Load	60LB	\$17,000.00
1	2012	Maytag Front Load	60LB	
1	2016	Maytag Front Load	40LB	\$8,500.00
1		Huebsch Top Load		\$1,200.00
				<b>\$84,400.00</b>

**DRYERS**

2	2008	Continental Double Stack	20LB	\$11,000.00
7	2019	Maytag Single Pocket	50LB	\$27,500.00
3	2015	Maytag Single Pocket	30LB	\$15,000.00
2	2011	Maytag Double Stack	45LB	\$12,000.00
				<b>\$65,500.00</b>

**MISC. Main Area**

1	New	Change Machine/ American Std.		\$4,800.00
1	2015	Water Heater	100 Gal.	\$3,500.00
		Snack Machine Supplies		\$3,065.00
3	New	DVR Cameras/Security / Smoke Det.		\$1,000.00
		Bag & Soap Vending & Supply		\$1,000.00
11		Chairs		\$100.00
7		Tables		\$350.00
2		Step Stools		\$50.00
11		Carts		\$500.00
3		Ceiling Fans		\$150.00
4		Garbage Cans		\$50.00
2		Fire Extinguisher		\$40.00
2		Box Fans		\$20.00
1		Open Sign		\$50.00
		Television		\$300.00
		Mop Sink & Towel Holder		
		Key Lock Box		\$20.00
				<b>\$14,995.00</b>

**FRONT OFFICE**

2	Tables	\$200.00
	Assorted Soaps	
	Assorted Bags	
	Hangers	
	Phone - Comcast	
	Misc. Supplies	
	Chair	
	Cash Box	
	Laundry Bag Rack	

**\$200.00****BACK OFFICE**

	Desk	\$200.00
	Assorted Tools	
	File Cabinet	
	Supplies	
	Calculator	
	Phone	
	Ticket Maker	
	Rack	
	Garbage Can	
	Chair	

**\$200.00****BACK STOCKROOM 1**

2	Refrigerator	\$500.00
	Tables	
	Space Heater	
	Shop Vac	
	Misc Tools	
	Cabinet	
	Ladder	
	Storage Rack	
	2 Wheel Cart	
	Garbage Can	
	Misc. Supplies	

**\$500.00****BACK STOCKROOM 2**

	Vending Supplies	\$400.00
	Hangers	
	Soaps / Bags	
	Assorted Mops & Brooms	
	Mop Bucket	
	Table	

**\$400.00****GRAND TOTAL:****\$166,195.00**