

### Dutch Boy Car Wash & C-Store



916 9th Avenue SE  
Watertown, SD 57201

#### Property Features

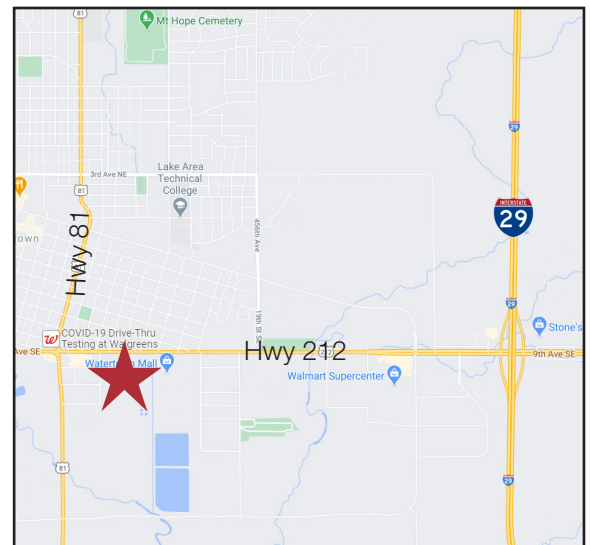
- Locally owned and managed for 30 years
- Building size: 6,528 sq. ft. (48' x 136')
- Lot size: 40,800 sq. ft. (240' x 175')
- Year built: 1989
- Gas station and convenience store
- Full-service car wash
- Leased retail bay (pet groomer)
- All tours must go through listing broker

#### Pricing

- List price reduced:
  - Operating business: \$ 200,000
  - Real Estate: \$ 900,000
  - Total: \$1,100,000
- 13.30% cap rate
- 2020 Real Estate Taxes: \$15,189.86
- Financials provide upon request
- Inventory sold separately

#### Location

- Located in Watertown, SD on US Hwy 212 - 3,000 VPD
- Area neighbors include: Valvoline, Advanced Auto Parts, The UPS Store, Perkins, O'Reilly's Auto Parts, Montgomery's Furniture



For more information:

**Gregg Brown, MBA, SIOR**

+1 605 906 0394 • [gbrown@naisiouxfalls.com](mailto:gbrown@naisiouxfalls.com)

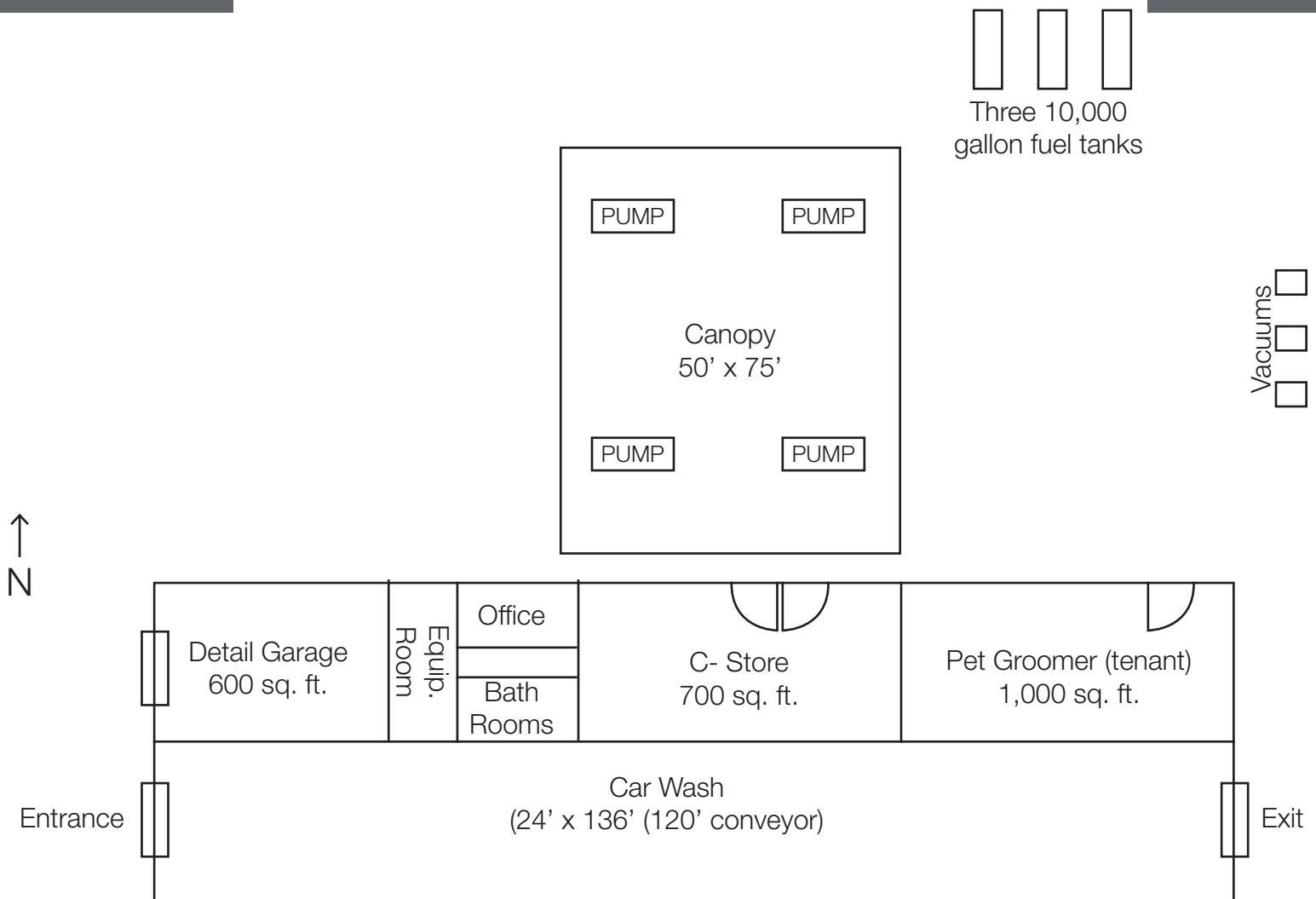
**Marcus Mahlen, CCIM**

+1 605 228 9744 • [mmahlen@naisiouxfalls.com](mailto:mmahlen@naisiouxfalls.com)

# 9th Avenue SE/ US Hwy 212

40' curb cut

40' curb cut



## Car wash specs:

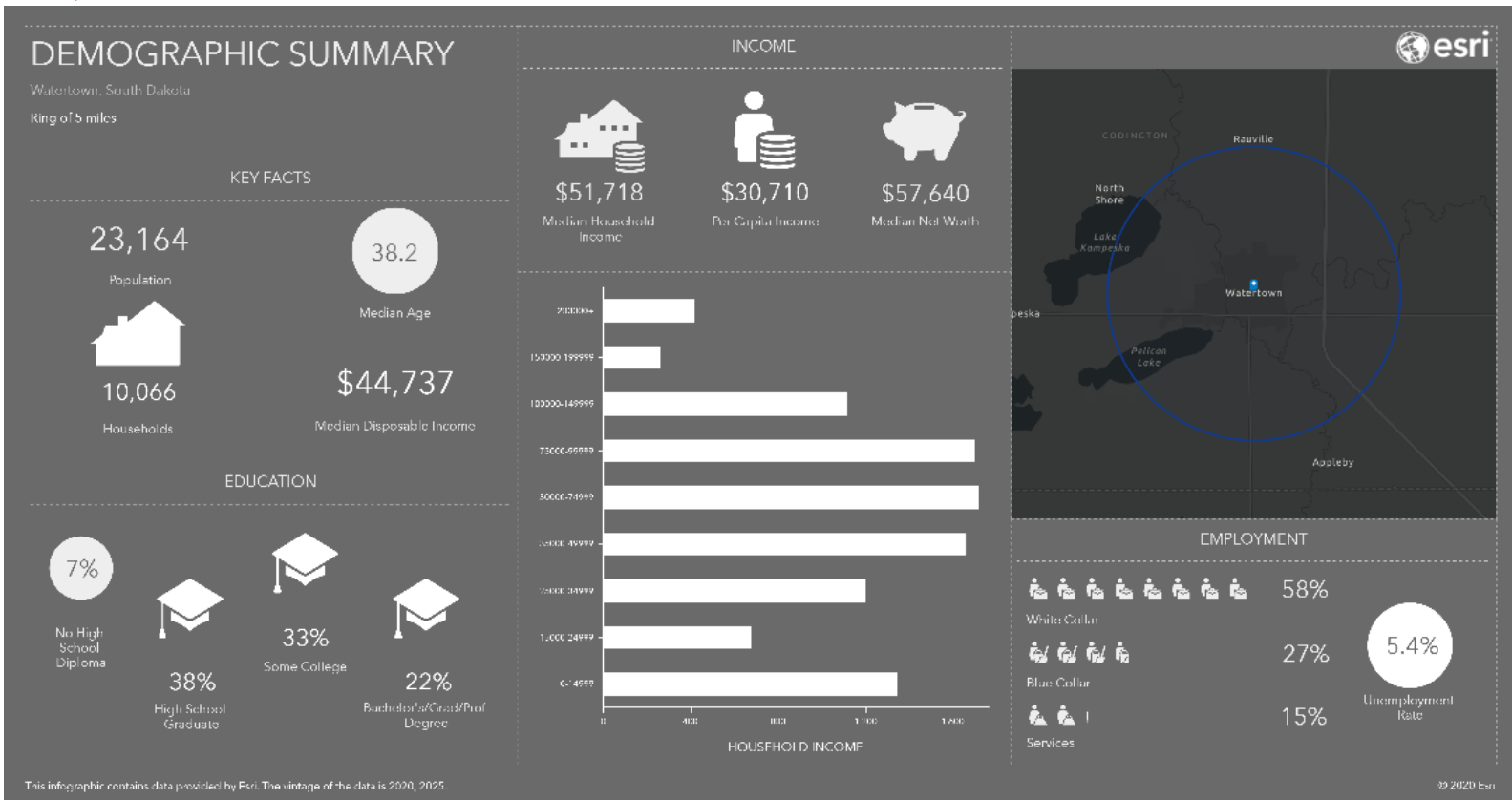
- 24' x 136' tunnel
- 120' conveyor (new chain and rollers 1/2021)
- \$0.40 chemical cost per car
- 4 car wash employees on duty - 2 prep and 2 dry
- Only car wash to towel dry within 100 miles
- Average 151 cars per day (495 daily record)
- Hours 8am - 6pm M-Sat, 9am - 5pm Sun
- 3 self-service vacuums
- Dual air compressors
- Dual hot water heaters
- Dual prep gun pumps
- Back up garage doors - soft canvas

## Gas Station Specs:

- Three 10,000 gallon storage tanks
  - Anode and cathodic production
  - State inspection every two years
  - Daily leak detection reports on tanks and lines
- Four new gas dispensers with latest EMV updates in 2019 (\$95,000 in expense)
- New LED canopy lights June 2020
- New anodes installed on gas lines in 2019
- E-10, Premium, Diesel
- Marathon Fuel contract expires 3/31/2029
- Hours: 7am - 8 pm M-Sat, 8am - 8pm Sun

# Watertown, SD

FOR SALE



## Investment Highlights:

2017 – 2020 Annual Average

Gross Income:	\$2,018,769
Cost of Goods Sold:	<u>(\$1,368,884)</u>
Gross Profit:	\$ 649,885
Expenses:	<u>(\$ 503,592)</u>
Net Operating Income:	\$ 146,293

- Pet Groomer tenant is on a month-to-month lease in 1,000 sq. ft. paying \$950/month (\$11.40/sq. ft.) gross + utilities
- Detail garage located on site operates as a maintenance garage for the current owner, but has been leased out in the past

- Current owner/seller is open to provide consulting and training to the new owner for 6-12 months, paid at an hourly rate
- Fuel has traditionally been purchased from Stone Oil located in Watertown, SD
- On-site car wash mud storage
- Property is located on U.S. Hwy 212 which has planned renovations in 2021/2022
  - Site will be unaffected from an ingress/egress standpoint and will have no changes on signage or the underground storage tanks
- Convenience store does not sell any alcohol per Codington County ordinance – alcohol sales must be within a liquor store
- Employee summary:
  - 21 employees (including owner)
  - 10 full-time
  - 11 part-time

FOR SALE



**NA** Sioux Falls

2500 W. 49th Street Suite 100  
Sioux Falls, SD 57105  
+1 605 357 7100  
naisiouxfalls.com

FOR SALE



FOR SALE



**NA** Sioux Falls

2500 W. 49th Street Suite 100  
Sioux Falls, SD 57105  
+1 605 357 7100  
naisiouxfalls.com

FOR SALE

