



Turn-Key Car Wash

329 E High St
Mount Sterling, Kentucky 40353

Property Highlights

- Fully operational, turn-key car wash business for sale
- Six (6) self-service wash bays and one (1) fully automated drive-thru wash bay
- Automated bay features a Wash World Razor wash system and North Wind Dryer
- Climate-ready self-service wash bays with heated concrete floors (+/-13.5' wide with 7'-8' clear height)
- Four (4) interior vacuum stations
- Cash and credit card payment processing available throughout the facility
- Minimal staffing requirements create an attractive owner-operator or investment opportunity
- Conveniently located +/-2 miles from I-64 and +/-1 mile from Indian Mound Bypass
- Up to +/-5.48 AC additional acreage available; Contact Agent

Offering Summary

Sale Price:	\$400,000
Building Size:	+/-2,600 SF
Lot Size:	+/-0.89 AC
Additional Acreage Available:	Up to +/-5.48 AC; Contact Agent for details

For More Information

Max Darby

Associate
O: 859 224 2000
mdarby@naiisaac.com

Dillon Domé

Associate
O: 859 224 2000
ddome@naiisaac.com

For Sale

2,600 SF | \$400,000

Turn-Key Car Wash



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Turn-Key Car Wash



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771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com

Location Information

Building Name	Turn-Key Car Wash
Street Address	329 E High St
City, State, Zip	Mount Sterling, KY 40353
County	Montgomery County

Building Information

Building Size	+/-2,600 SF
Roof	Metal
Climate-Ready Self-Service Bays	6 (with heated concrete floors)
Self-Serve Bay Width	13.5 ft
Self-Serve Bay Ceiling Height	7-8 ft

Property Information

Property Type	Retail
Property Subtype	Car Wash
Zoning	B-4
Lot Size	+/-0.89 Acres
APN #	23M-80-10-005.00

Mechanical Information

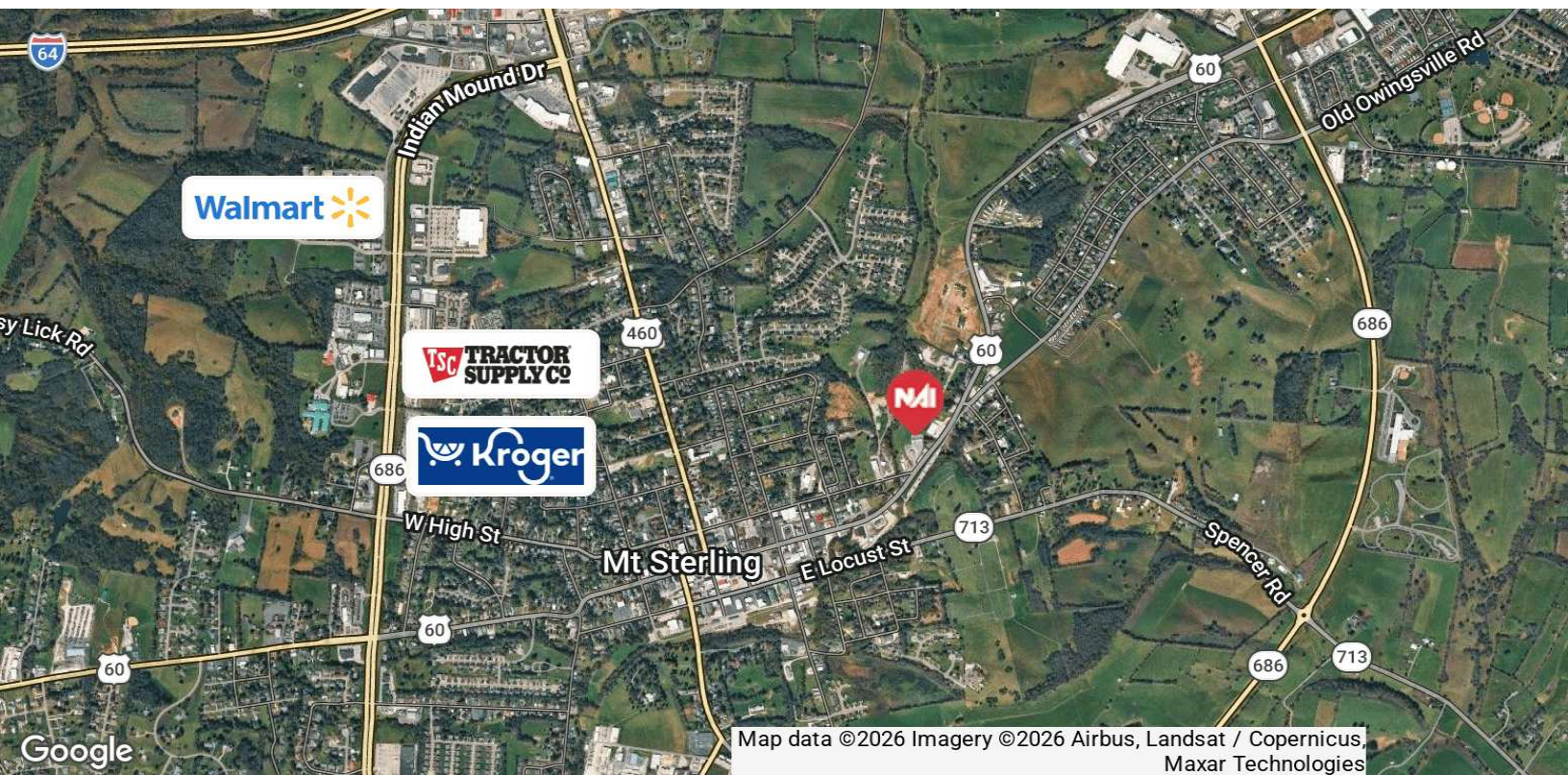
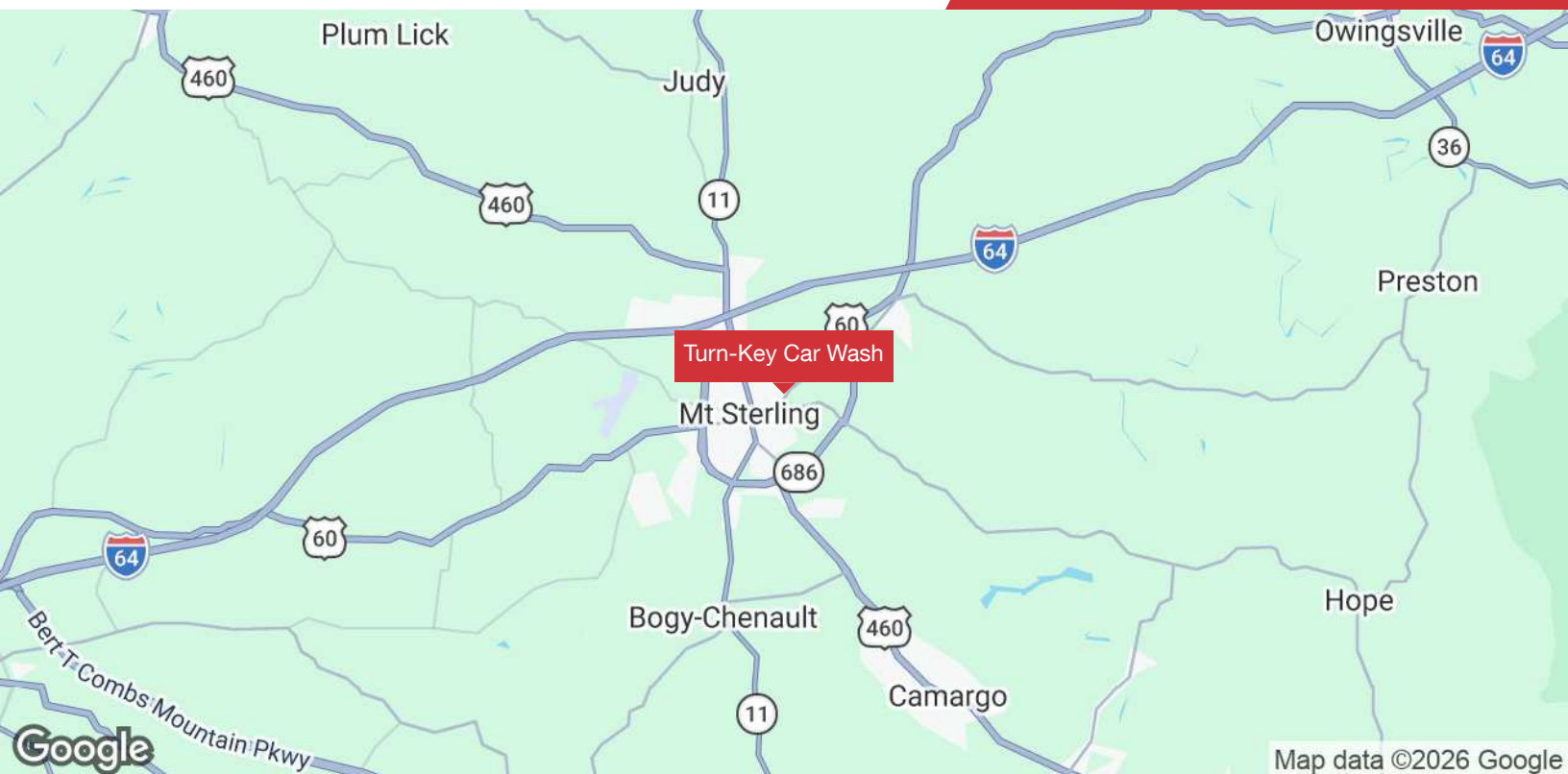
Automated Dryer	North Wind
Automated Washer	Wash World Razor

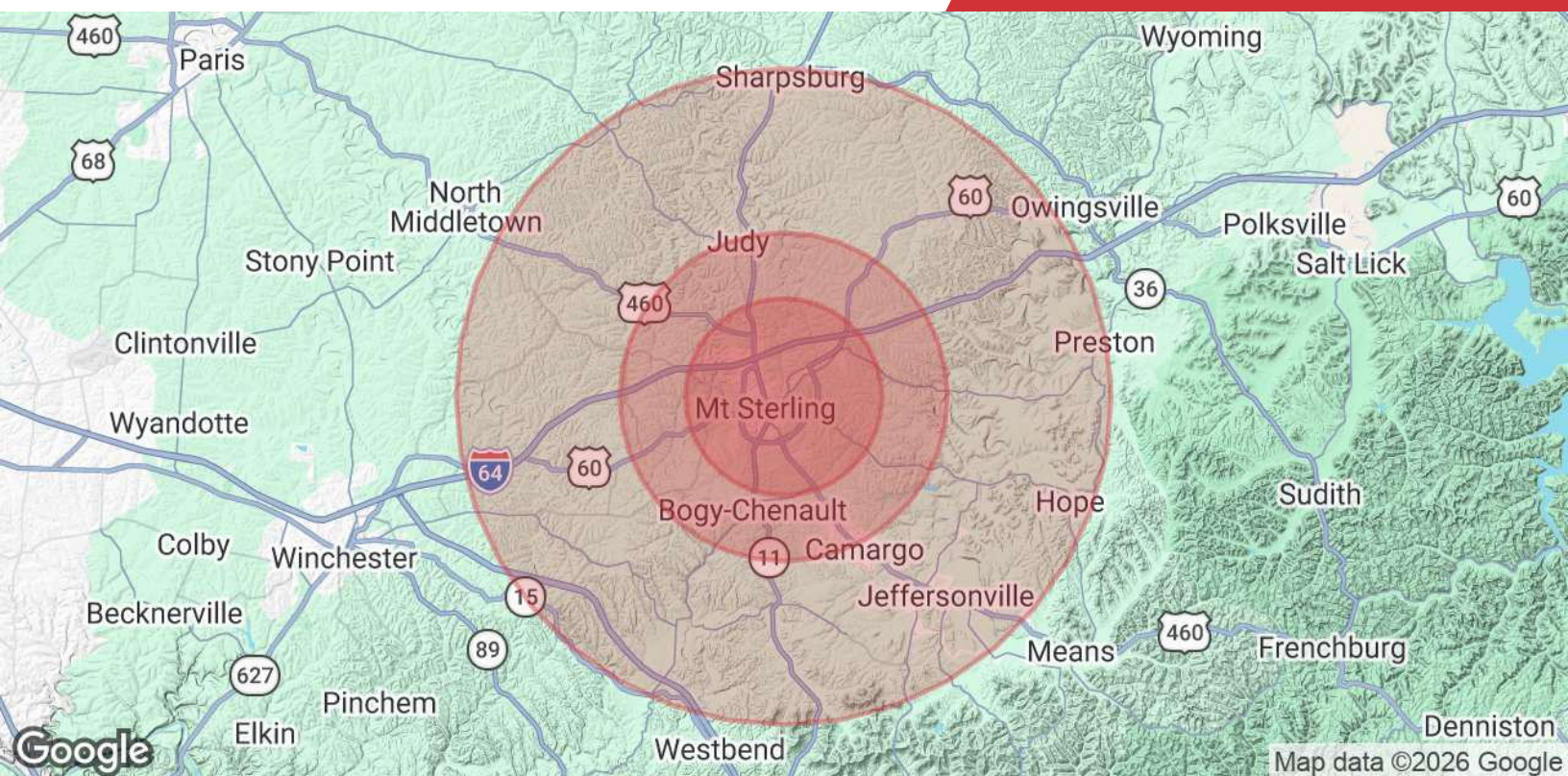


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Population

	3 Miles	5 Miles	10 Miles
Total Population	14,729	19,402	32,978
Average Age	38.7	40.2	40.7
Average Age (Male)	35.3	38.2	38.7
Average Age (Female)	42.4	43	43.4

Households & Income

	3 Miles	5 Miles	10 Miles
Total Households	6,074	7,922	13,234
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$73,143	\$75,702	\$78,308
Average House Value	\$173,673	\$188,502	\$181,377

2026 STBD Demographics