

MERIDIAN CAR WASH

1711 N Meridian Ave, Oklahoma City, OK 73107



PROPERTY OVERVIEW

9 bay self serve and 1 touch automatic. Property is distressed now but was fully renovated in 2020 with all new equipment inside and out so while it looks rough now, it is mainly cosmetic.

* The wash grossed over \$464,000 in 2022 so the potential is there and proven *

PROPERTY HIGHLIGHTS

- ALL equipment is only 6 years old

PROPERTY SUMMARY

Sale Price:	\$995,000
Cap Rate:	9.12%
NOI:	\$90,729
Lot Size:	0.94 Acres
Building Size:	5,064 SF
Year Built:	2003
Renovated:	2020
Zoning:	C-3
Market:	Oklahoma City
Cross Streets:	NW 16th & Meridian

FOR MORE INFORMATION, PLEASE CONTACT:

Chris Anderson, CCIM Principal | P: 405.285.2100 X103 | canderson@grantgroupok.com

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INVESTMENT OVERVIEW

	2025
Price	\$995,000
Price per SF	\$196
GRM	4.46
CAP Rate	9.12%
Cash-on-Cash Return (yr 1)	9.81%
Total Return (yr 1)	\$39,580
Debt Coverage Ratio	1.27

OPERATING DATA

	2025
Gross Income	\$223,281
Operating Expenses	\$132,552
Net Operating Income	\$90,729
Pre-Tax Cash Flow	\$19,512

FINANCING DATA

	2025
Down Payment	\$199,000
Loan Amount	\$796,000
Debt Service	\$71,217
Debt Service Monthly	\$5,934
Principal Reduction (yr 1)	\$20,068

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INCOME SUMMARY

2025

GROSS INCOME

\$223,281

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EXPENSES SUMMARY

2025

BANK CHARGES

\$424

CREDIT CARD FEES

\$4,856

SUPPLIES

\$4,941

INSURANCE EXPENSE

\$19,846

MAINTENANCE & REPAIRS

\$29,688

PROPERTY TAX

\$34,647

UTILITIES - PHONE

\$2,362

UTILITIES - ELECTRIC

\$9,170

UTILITIES - GAS

\$4,937

UTILITIES - WATER/GARBAGE

\$21,681

OPERATING EXPENSES

\$132,552

NET OPERATING INCOME

\$90,729

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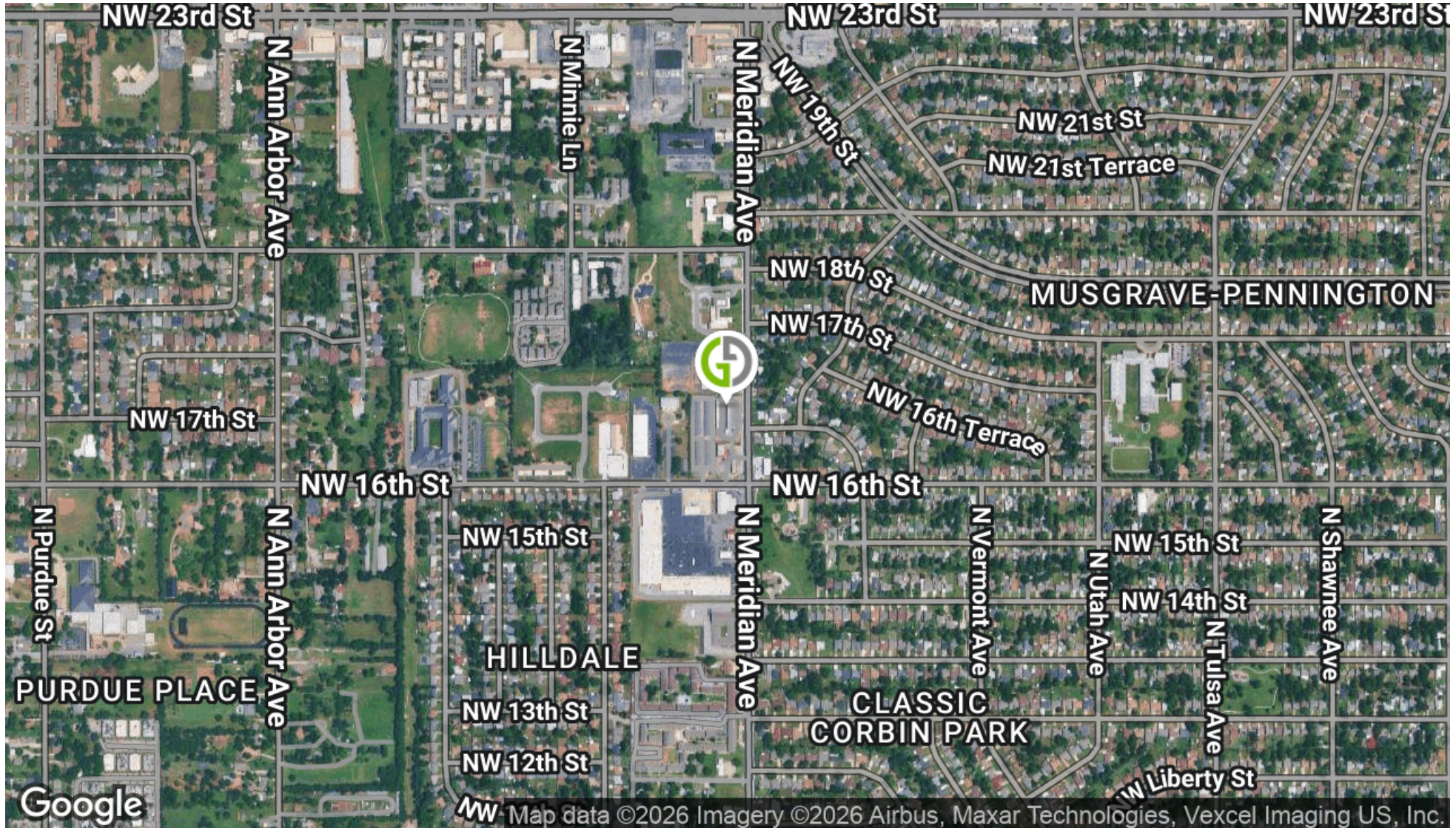
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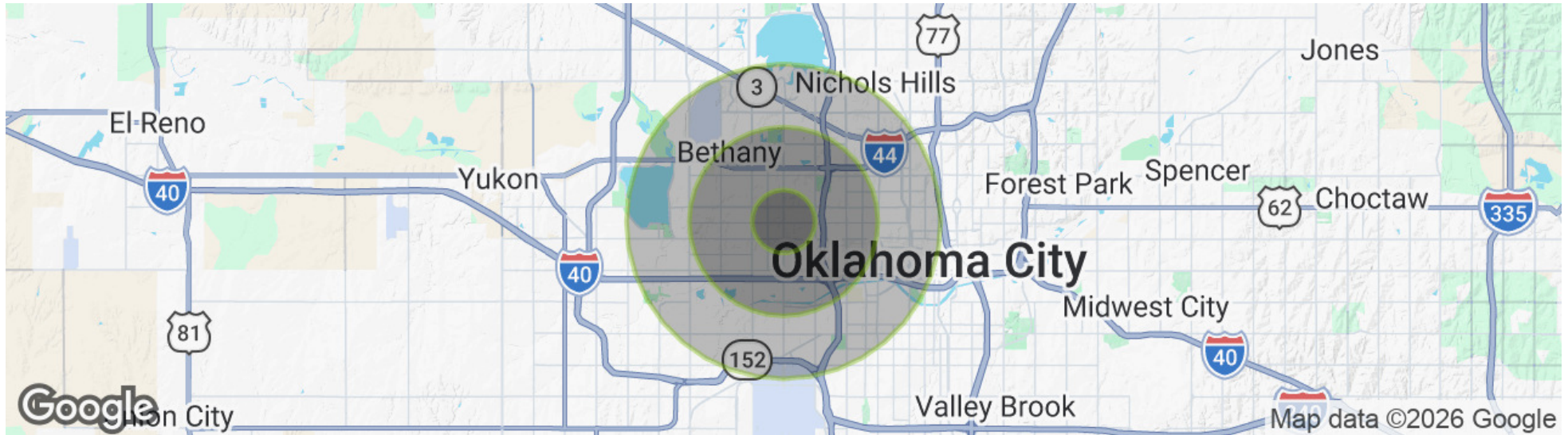
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	18,198	89,142	204,314
Average Age	30.2	33.6	34.4
Average Age (Male)	31.7	34.2	34.4
Average Age (Female)	29.5	34.0	35.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,280	36,226	85,272
# of Persons per HH	2.9	2.5	2.4
Average HH Income	\$66,094	\$65,371	\$76,142
Average House Value	\$141,308	\$158,848	\$194,578

2023 American Community Survey (ACS)

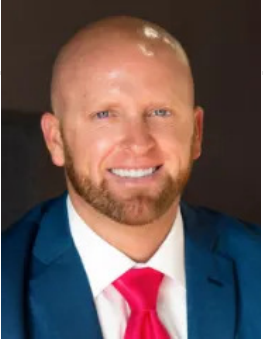
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CHRIS ANDERSON, CCIM

Principal

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PROFESSIONAL BACKGROUND

Chris Anderson is a principal and one of two managing partners of Grant Group. Chris specializes in the acquisition and disposition of income producing properties with an emphasis on car washes, self storage, multifamily and net leased buildings.

Prior to forming Grant Group, Chris was both a top performing investment advisor for another prominent commercial real estate firm in Oklahoma as well as an associate for a well known real estate investment trust (REIT) that owns and operates over 26,000 apartment units and roughly 2,000,000 SF of retail space stretching from New Jersey to Florida and throughout the central U.S. in states such as Oklahoma, Kansas and Missouri. Chris was responsible for overseeing all aspects of leasing and marketing for the firm's Oklahoma portfolio. He was also an integral part of a small group of individuals that evaluated potential acquisitions for the company.

Chris attended the University of Central Oklahoma where he studied business administration. He holds the very prestigious Certified Commercial Investment Member (CCIM) designation which approximately only 6% of the 150,000 commercial practitioners nationwide hold.

Chris currently serves on the Board of Directors for the Edmond Chamber of Commerce as well as the Edmond Park and Recreation Board.

He is also a member of the National Association of Realtors (NAR), Realtors Commercial Alliance (RCA) and the Commercial Real Estate Council (CREC).

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