



**FOR SALE**  
**ULTRA TOUCH CAR**  
**WASHES**

**2 Locations**

**PORTFOLIO**  
**PRICE**

**\$5,750,000**



*Presented by*

*The McGraw Group*

**Rick McGraw**

**208.880.8889**

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**The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.**

**8160 Overland Road  
Boise, Idaho**

**Offered For \$3,050,000**

- Building Size: 10,200 SF
- Lot size: 48,000 SF
- Year Built: 2003
- C Store SF: 3,000 SF
- Detail Shop: 2 Bay + X-Large  
5 Car Bay
- Fuel Island with 4 Wayne Disp.  
Plus 2 Diesel
- Cameras and Alarm System
- Lounge Area
- 2 Bathrooms
- Onsite Manager



**Portfolio Price  
\$5,750,000**



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**835 E. Fairview Avenue  
Meridian, Idaho**

**Offered For \$2,700,000**

- Building Size: 6,400 SF
- Lot size: 38,400 SF
- Year Built: 1998
- C Store SF: 1,500 SF
- Detail Shop: 2 Bay + 3 Bay  
Express Canopy
- Fuel Island with 4 Wayne Disp.  
Plus 2 Diesel
- Cameras and Alarm System
- Lounge Area
- 2 Bathrooms
- Onsite Manager



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- Financials released with signed Confidentially Agreement
- Both locations have had major upgrades and remodels over the past two years

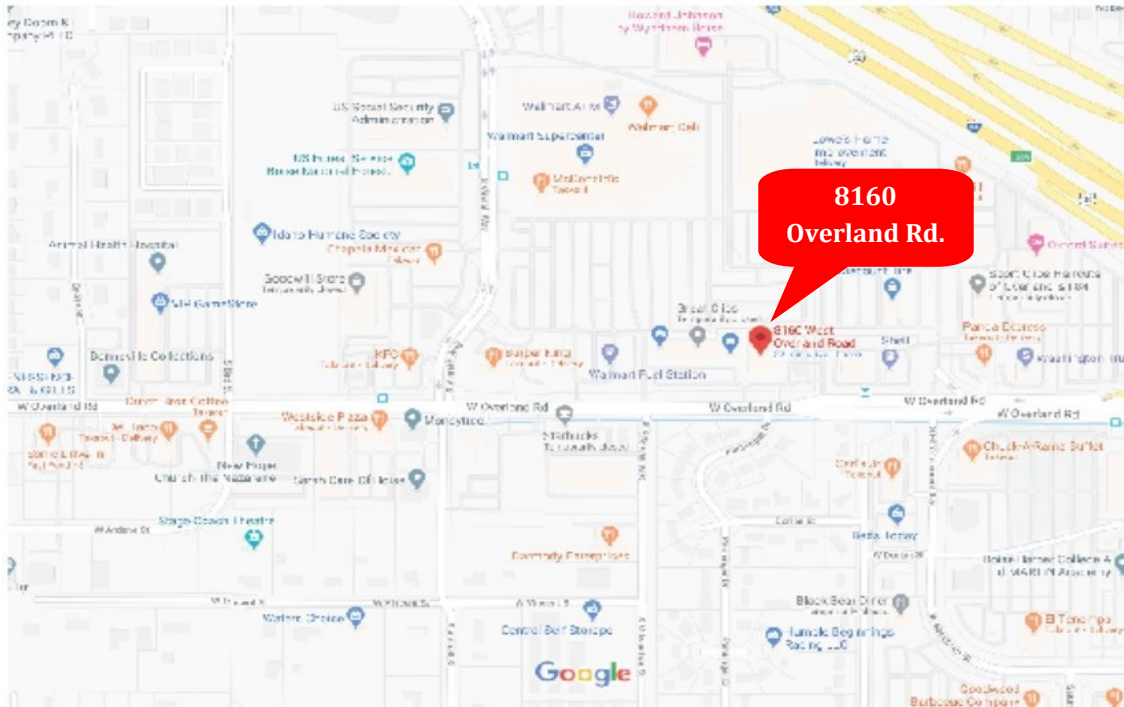
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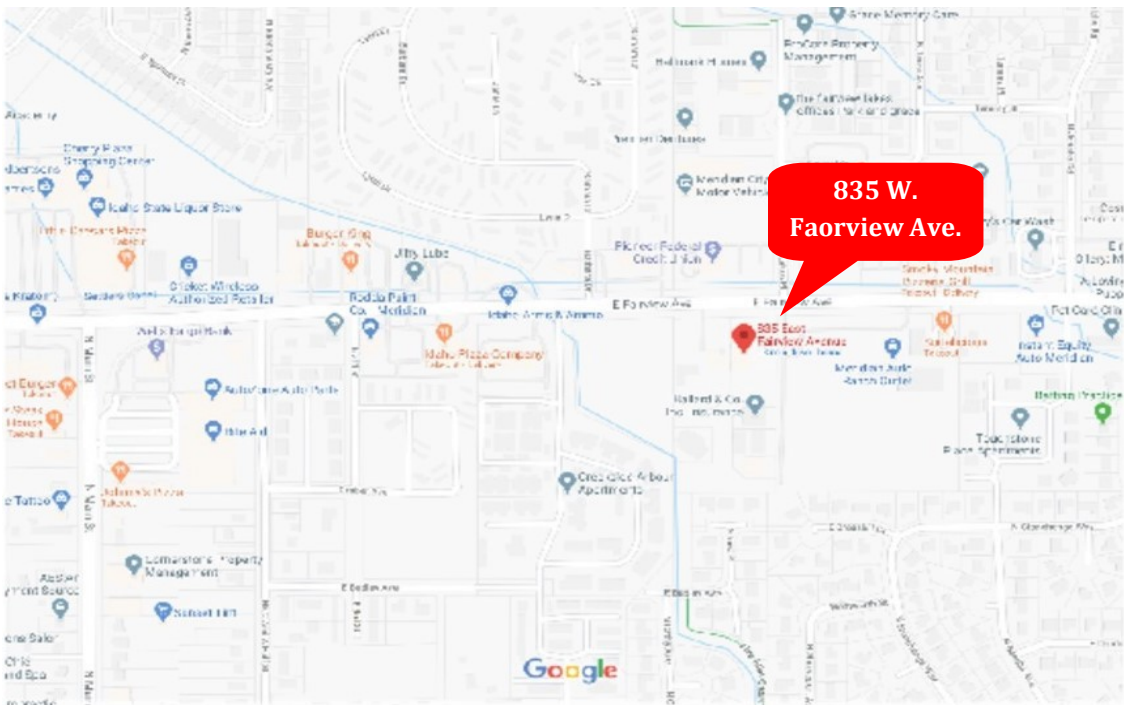


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