Sale

CARWASH BUSINESS & REAL ESTATE FOR SALE

35630 Center Ridge Rd North Ridgeville, OH 44039



OFFERING SUMMARY

Sale Price:	$899,000
Lot Size:	1.31 Acres
Combined Building Size:	6,979 SF
APN:	0700021103037
Number of Buildings:	2
Zoning Description:	B3 Highway Commercial District

LONG TERM DEVELOPMENT POTENTIAL

PROPERTY DESCRIPTION

Discover Ridgeville Wash Wizzard, a fully operational, income-generating car wash positioned at a high-traffic location with dual access points. This comprehensive car wash sits on 1.31 acres. Showcasing a 90-foot Sonny's automatic wash tunnel complete with air dry system & four vacuum stations with room to expand to six. The main building spans 4,259 square feet and features five self-service bays with in-floor heating, a touch-less laser wash bay, and two indoor self-serve pet wash stations accommodating both large and small animals. Additional income potential exists with a detail bay, the property also includes an office with half bath and utility/storage room. Equipped with the Washify system for seamless billing and monthly wash subscriptions, this turnkey operation is connected to public water and sewer with gas boiler heating throughout. With entrances and exits on both Center Ridge Road and Ridge Plaza Drive, this prime location ensures maximum traffic flow and customer convenience.

*Broker makes no representation regarding the condition of the equipment. Buyer is responsible to conduct its own due diligence.

Jeffrey Soclof, CCIM
President and Broker
O: (216) 292-3700 | C: (216) 857-2075
jeffrey@emmcorealtygroup.com

Mike McDowell
Senior Associate
O: (216) 292-3700 | C: (216) 702-3543
mike@emmcorealtygroup.com

COLDWELL BANKER COMMERCIAL
EMMCO REALTY GROUP

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

Sale

CARWASH BUSINESS & REAL ESTATE FOR SALE

35630 Center Ridge Rd North Ridgeville, OH 44039



LOCATION DESCRIPTION

North Ridgeville, OH is a rapidly growing city located in the eastern part of Lorain County, Ohio, and a part of the Greater Cleveland metropolitan area. It is the third largest city in Lorain County, and one of the fastest growing municipalities in northern Ohio. It is situated about 20–30 miles west of downtown Cleveland and roughly 15 minutes from Cleveland Hopkins International Airport. Major routes include I-90, I-80 (Ohio Turnpike), I-480, and U.S. Route 20. North Ridgeville features a high homeownership rate (~89.8%) with a median household income of roughly $96,698 and a median home value around $270,100 according to Census.gov.

*Broker makes no representation regarding the condition of the equipment. Buyer is responsible to conduct its own due diligence.

PROPERTY HIGHLIGHTS

- Main Building: 4,259 sq. ft. with 5 self-service bays (in-floor heat), 1 touchless laser bay, 2 pet wash stations.
- Equipment: 90' Sonny automatic wash tunnel with air dry system.
- Vacuum Stations: 4 existing with capacity for 2 additional units.
- Modern Technology: Washify billing system for subscriptions and seamless payment processing.
- Expansion Ready: Potential detail bay for additional revenue stream.
- Strategic Location: High-traffic area with dual access on Center Ridge Rd. & Ridge Plaza Dr.
- Property Size: 1.31 acres, Parcel #0700021103037.
- Utilities: Public water & sewer, gas boiler heating system.

Jeffrey Soclof, CCIM
President and Broker
O: (216) 292-3700 | C: (216) 857-2075
jeffrey@emmcorealtygroup.com

Mike McDowell
Senior Associate
O: (216) 292-3700 | C: (216) 702-3543
mike@emmcorealtygroup.com

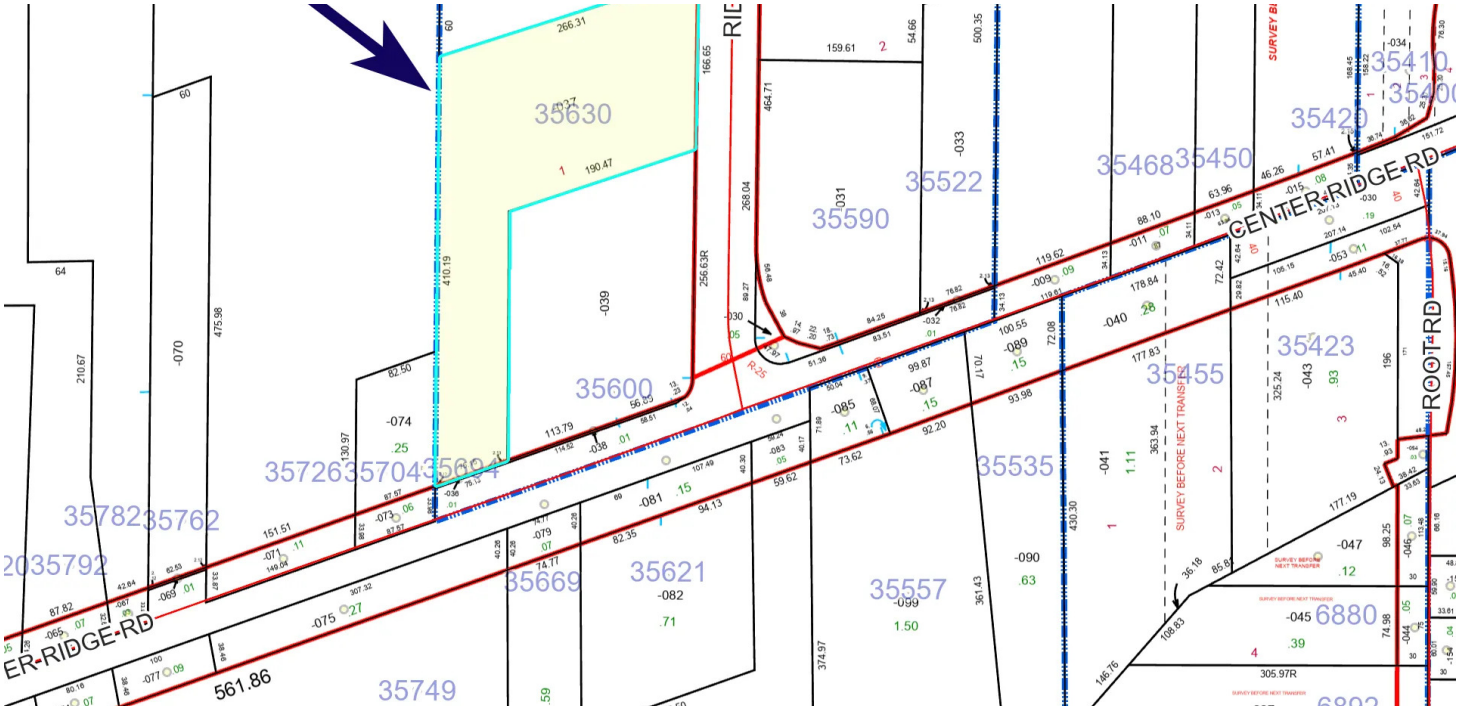
COLDWELL BANKER COMMERCIAL
EMMCO REALTY GROUP

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

Sale

CARWASH BUSINESS & REAL ESTATE FOR SALE

35630 Center Ridge Rd North Ridgeville, OH 44039





Jeffrey Soclof, CCIM
President and Broker
O: (216) 292-3700 | C: (216) 857-2075
jeffrey@emmcorealtygroup.com

Mike McDowell
Senior Associate
O: (216) 292-3700 | C: (216) 702-3543
mike@emmcorealtygroup.com

COLDWELL BANKER COMMERCIAL
EMMCO REALTY GROUP

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

Sale

CARWASH BUSINESS & REAL ESTATE FOR SALE

35630 Center Ridge Rd North Ridgeville, OH 44039



Jeffrey Soclof, CCIM
President and Broker
O: (216) 292-3700 | C: (216) 857-2075
jeffrey@emmcorealtygroup.com

Mike McDowell
Senior Associate
O: (216) 292-3700 | C: (216) 702-3543
mike@emmcorealtygroup.com

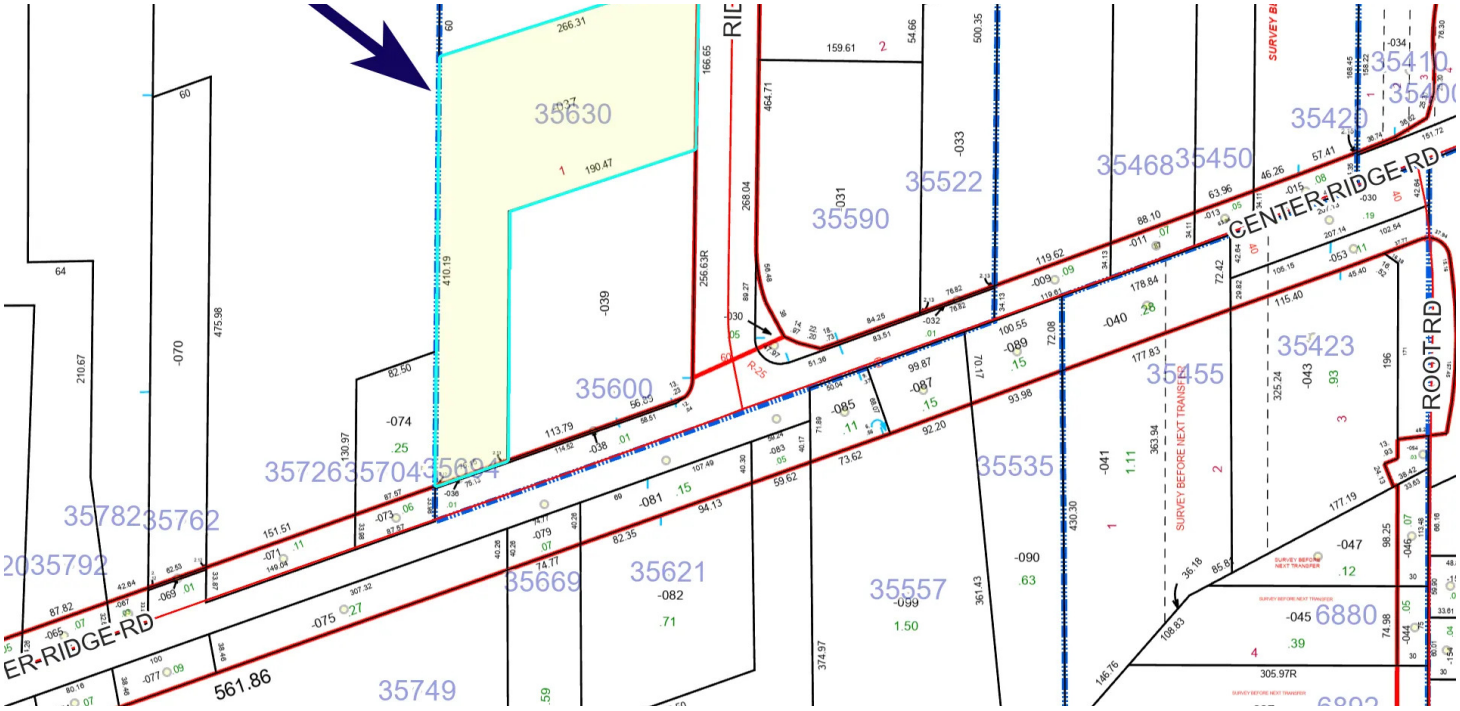
COLDWELL BANKER COMMERCIAL
EMMCO REALTY GROUP

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

Sale

CARWASH BUSINESS & REAL ESTATE FOR SALE

35630 Center Ridge Rd North Ridgeville, OH 44039





Jeffrey Soclof, CCIM
President and Broker
O: (216) 292-3700 | C: (216) 857-2075
jeffrey@emmcorealtygroup.com

Mike McDowell
Senior Associate
O: (216) 292-3700 | C: (216) 702-3543
mike@emmcorealtygroup.com

COLDWELL BANKER COMMERCIAL
EMMCO REALTY GROUP

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.