

WEST CARROLLTON CAR WASH

1991 S. Alex Rd. | West Carrollton, OH 45449 | Montgomery County

Established Carwash Operation | Online Auction | Bid at [OhioRealEstateAuctions.com](https://ohiorealestateauctions.com)

STARTING BID	AUCTION ENDS
\$400,000	Sept 8, 2026 Noon EDT
AUCTION TYPE	COUNTY
Online Only	Montgomery

PROPERTY OVERVIEW

Address	1991 S. Alex Rd., West Carrollton OH 45449
County / Parcel	Montgomery K48 00416 0030
Lot Size	0.777 Acres
Building	2,432 Sq. Ft.
Asphalt Area	~20,000 Sq. Ft.
Annual Taxes	\$8,796 (approx.)
Road Frontage	High-Volume 4-Lane Corridor
Operation	24/7 -- Touchless Auto + Self-Serve

INVESTMENT HIGHLIGHTS

- ✓ High-visibility location on busy 4-lane road
- ✓ 1 Touchless Auto Bay + 4 Self-Serve Bays + 5 Vacuum Islands
- ✓ Token, coin, and credit card accepted at every station
- ✓ Significant capital investment completed 2025-2026
- ✓ Turnkey infrastructure -- modern equipment in place
- ✓ Dayton Metro market with strong daily carwash demand
- ✓ Established commercial carwash use -- zoned commercial
- ✓ Offered AS-IS -- priced to attract serious investors

LOCATION & MARKET

Located on S. Alex Rd. in West Carrollton -- a high-traffic commercial corridor in the Dayton metro area. The property benefits from strong drive-by visibility, dense surrounding residential neighborhoods, and easy access for daily commuters. The Dayton MSA supports consistent year-round carwash demand.

West Carrollton sits along the Great Miami River corridor with active commercial and retail density along major arteries -- a proven, defensible trade area for a self-serve carwash operator.

AUCTION TERMS

Bidding Opens	Aug 6, 2026 at Noon EDT
Bidding Ends	Sept 8, 2026 at Noon EDT
Starting Bid	\$400,000
Buyer's Premium	10% added to high bid = contract price
Deposit	10% non-refundable, due by 5 PM day of auction
Closing	Within 30 days -- buyer pays all closing costs
Condition	AS-IS -- all inspections prior to bidding
Title	Marketable, insurable deed -- no liens or back taxes

Real estate sells subject to seller confirmation. Realtor cooperation encouraged -- contact auctioneer for registration form. Closing: Associates Title Inc. | 614-222-2123

SCHEDULE A SHOWING

Call/Text Chris Cox: 614-285-7273

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QUESTIONS?

ChrisCoxAuctioneer@gmail.com

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TOUCHLESS AUTOMATIC BAY

- Washworld Razor 2 with Blower (installed 2019)
- Airlift automatic bay doors

SELF-SERVE BAYS (4 BAYS)

- 3 Cat 410 Pumps (2026 -- new)
- 1 GP Pump
- Jim Coleman SS pump stand
- 2 Air Logic low-pressure systems (2025)
- Monex Group CC readers in all 4 bays
- Air dryers in 2 bays (2025) + 1 additional (2026)
- New coin mechs for token/coin in each bay (2026)

VACUUMS (5 ISLANDS)

- 5 Jim Coleman 2-Motor Vacuum units
- 3 with Crypto Pay tap units (2026)
- 2 with Crypto Pay swipe units (2025)
- New coin mechs for token/coin at each unit (2026)

CHANGERS

- 2 Standard changers with token dispense
- All bays and vacuums accept token, coin, and credit card

RECENT CAPITAL IMPROVEMENTS

2025	Exterior building painted
2025	Air Logic low-pressure systems (2 bays)
2025	Crypto Pay swipe units (2 vacuums)
2026	Street lights and bay lights replaced
2026	Metal ceilings installed in all bays
2026	3 Cat 410 pumps (new)
2026	New coin mechs -- all bays and vacuums
2026	Crypto Pay tap units (3 vacuums)
2026	Additional air dryer (not yet installed)

DUE DILIGENCE & SHOWINGS

Private showings available by appointment. All inspections must be completed prior to bidding. Supporting documents including the county auditor record and sample purchase agreement are available for download on the auction listing page.

Bid Online:

www.OhioRealEstateAuctions.com

This brochure is for informational purposes only. All information deemed reliable but not guaranteed. Property sells AS-IS. Buyers are encouraged to conduct independent due diligence prior to bidding. Ohio Real Estate Auctions LLC -- Licensed Ohio Auctioneer.

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