



AUCTION

LEADING THE INDUSTRY SINCE 1945

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MONDAY – JUNE 27, 2022 – 5:30 PM

**“SQUEAKY LIZARD CAR WASH” – BUSINESS OPPORTUNITY
BELOIT VILLAGE SELF-SERVICE 5-BAY CAR WASH – ALL BRICK
BUILDING WITH ONE AUTO BAY & FOUR SELF-SERVE BAYS
EXTRA STORAGE BUILDING INCLUDED – LOT SIZE 220 X 132
MAHONING CO. – BELOIT, OH – SMITH TWP.
ONLINE BIDDING AVAILABLE**

Absolute auction, all sells to the highest bidders on location:

18600 5TH ST., BELOIT, OH 44609

Directions: Take US Rt. 62 east of Alliance or west of Salem to Westville and north on Rt. 165 to Main St., left to sale or east of downtown Sebring to site. Watch for KIKO signs.



Real estate comprises a good solid, all brick 5-bay self-serve car wash. Updated shingle roof. One bay is an automatic drive thru. The other 4 are self-serve with high-pressure wands. Additional features include multiple vacuums, fragrance sprayers, coin changers, multiple vending machines. Dan system (credit card) for auto-pay station. Security cameras. Quality built. Loads of potential. Room to expand. City water and sewer. Lots of photos on website. Numerous updates.

TERMS ON REAL ESTATE: 10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed.

Auction By Order Of: Hot Spot Properties LLC



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Automatic Car wash:

Removed Automatic bridge
Sandblasted entire unit
Repaired rusted areas
Powder coating by A Plus, Columbiana Ohio
Replaced arch motor
Replaced all sensors and wires
Replaced plastic grease lines with nickel copper brake line.
Made must Zerk fittings remote.
Changes lighting to LED
Removed old manual treadle, Replaced with new virtual treadle.
Installed Dan system (Credit Card) for autopay station.
Reinstalled Bridge and components
Replace trolley supports with SS angle

General Carwash updates:

Installed Security Cameras from Security Camera Warehouse
Installed new LED lights in bays and over vacuums
Installed new nights out front of business.
New pump in bay 2

Not used amenities:

RO water system
Hot water heater with tank
Large capacity water conditioner

Vacuums:

Changed 50% of motors.

Items included in the sale:

Remaining soaps and supplies.
All extra parts including another Laser 4000 with a dryer for the automatic. Was working when taken out by washing Equipment in Cranberry.
Any tools will not be included in the sale.



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