



AUCTION MEMORANDUM

8-Bay Self-Serve Car Wash

36161 Lake Shore Boulevard | Eastlake, OH 44095
Lake County, Ohio | 0.51+/- Acres | Commercial Car Wash

AUCTION TERMS

Starting Bid	\$225,000
Buyer's Premium	10% -- added to the final bid to determine total purchase price
Auction Close	Tuesday, August 4th, 2026 @ 12:00 PM EDT
Registration	No deposit required to register
Bid Platform	https://www.ohiorealestateauctions.com/property_details/36161_lake_shore_boulevard_eastlake_oh_44095_2801
Sale Conditions	Property sells AS-IS, WHERE-IS. No contingencies. No warranties expressed or implied.
Preview / Inspection	Sundays 12:00 PM - 1:00 PM & Wednesdays at 4:30 PM through auction close. Contact auctioneer to confirm.

BUYER'S PREMIUM EXAMPLE

Example: If the winning bid is \$250,000, a 10% buyer's premium of \$25,000 is added, resulting in a total purchase price of \$275,000. The buyer's premium is due at closing along with the winning bid amount.

FINANCIAL OVERVIEW (APPROXIMATE)

Gross Annual Revenue	~\$56,000
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Net Annual Income	~\$36,000
Annual Real Estate Taxes	~\$5,816
Cap Rate (at Starting Bid)	~16.0% (based on \$225,000 starting bid)

Financial figures are approximate and provided by the seller for reference only. Buyers are encouraged to independently verify all income and expense information prior to bidding.

PROPERTY DETAILS

Property Address	36161 Lake Shore Boulevard, Eastlake, OH 44095
Property Type	Commercial Self-Serve Car Wash
Number of Bays	8 Self-Serve Bays
Parcel Number	34B024G000120
Legal Description	Lot 21, Gore Tract
Municipality	Eastlake City, Lake County, Ohio
Land Use Code	453-C -- Commercial Car Wash
Lot Size	0.5128 Acres
Traffic Count	Approx. 15,000 vehicles per day -- Lake Shore Blvd (US-20)
County Appraised Value	\$234,190 (2025)
Assessed Value (35%)	\$81,960
Annual Real Estate Taxes	~\$5,816 (no delinquent taxes)
School District	Willoughby-Eastlake City SD (#4309)

EQUIPMENT & IMPROVEMENTS -- ALL CONVEYS

Wash Bays	8 self-serve bays with high-pressure pump systems and coin-operated control boxes
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Pump Systems	Full bank of high-pressure pumps on stainless steel frames with individual pressure gauges and valve assemblies
Air Compressor	Large vertical-tank industrial air compressor with ABB motor
Vacuums	Coin-operated vacuum stations (\$1.50/use)
Bay Controls	Coin-operated wash controls -- \$3.50 (14 quarters); multi-function: pre-soak, soap, rinse, wax
Construction	Brick and concrete block building with covered bays, concrete aprons, and protective bollards

CONTACT INFORMATION



Jasmin Pointer

Auction Advisor & Licensed Real Estate Agent

Call/Text: 614-515-8733

Email: AuctionwithJasmin@gmail.com



Chris Cox

Auctioneer

Call/Text: 614-285-7273

Email: ChrisCoxAuctioneer@gmail.com

Bid Online:

https://www.ohiorealestateauctions.com/property_details/36161_lake_shore_boulevard_eastlake_oh_44095_2801

This memorandum is provided for informational purposes only. All information has been obtained from sources deemed reliable but is not guaranteed. Tax data sourced from the Lake County Auditor. Property offered AS-IS, WHERE-IS with no warranties expressed or implied. Buyers are encouraged to conduct independent due diligence prior to bidding. Participation in the auction constitutes acceptance of all terms and conditions of sale.