



# TRENTON, SC CAR WASH | 15 OSCAR DR.



- 5 BAY CAR WASH FEATURING AUTOMATIC WASH
- 3 VACUUM STATIONS
- LOCATED IN CLOSE PROXIMITY TO TRENTON'S PRIMARY INTERSECTION

FOR SALE | SPECIAL PURPOSE SPACE

## TRENTON, SC CAR WASH | 15 OSCAR DR.

15 OSCAR DR., TRENTON , SC 29847



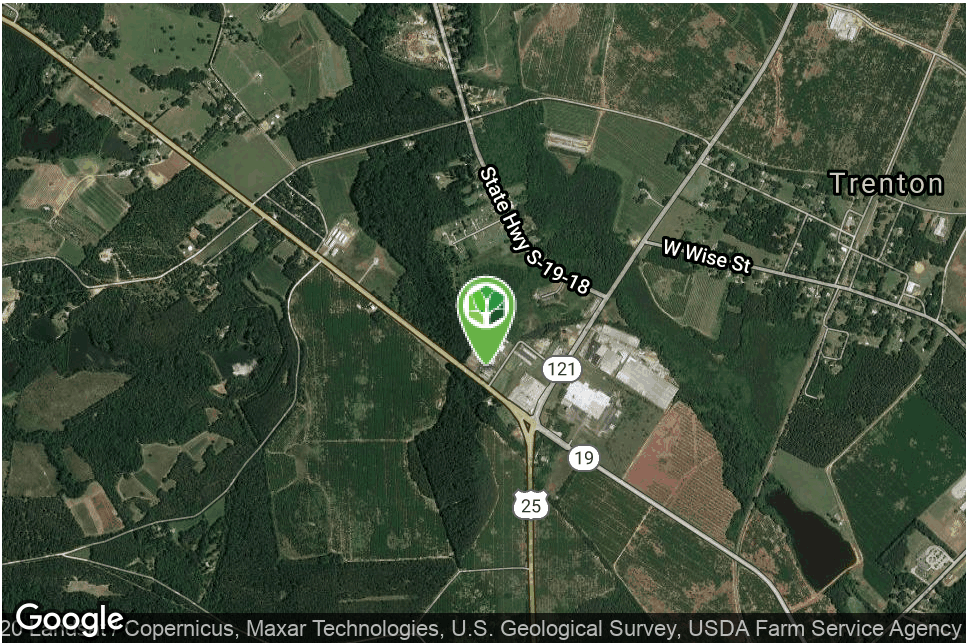
Meybohm  
COMMERCIAL

Joel Presley  
803.279.2060



# EXECUTIVE SUMMARY

15 Oscar Dr., Trenton , SC 29847



## OFFERING SUMMARY

Sale Price:	\$225,000
Cap Rate:	14.96%
NOI:	\$33,664
Lot Size:	1.02 Acres

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## PROPERTY OVERVIEW

Presley is proud to present this car wash for sale in Trenton, SC. Located on Oscar Drive, the busy intersection of highways 25/121/19, this 5 bay car wash features one automatic washing bay, 4 hand-washing bays, and 3 vacuum stations featuring both vacuum and fragrance. The automatic wash is a Super 5000 4-Cycle wash including Pre-Soak, Power Blaster Wash, Power Blasters Rinse w/ or w/o Clear Coat, and Spot Free Rinse, and will accommodate vehicles with a maximum height of 7 feet, and features pressure up to 1200 psi. The vacuum systems are Select-A-Vac model #510000 produced by Fragra Matics, and offers shampoo, spot remover, and vac combo service. Additional equipment included is a Standard Change MC400RL change machine, Hamilton Manufacturing XE Validator for validating dollar bills, Gold Line ACW Credit Card System, and HSH (coin) Hopper, and Single Stacker. The property is positioned on a 1.02 acre tract.

## PROPERTY HIGHLIGHTS

- 13% CAP, 22% ROI
- 5 bay car wash featuring automatic wash, 3 vacuum stations
- Located in close proximity to Trenton's primary intersection



## ADDITIONAL PHOTOS

15 Oscar Dr., Trenton , SC 29847





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15 Oscar Dr., Trenton , SC 29847





# ADDITIONAL PHOTOS

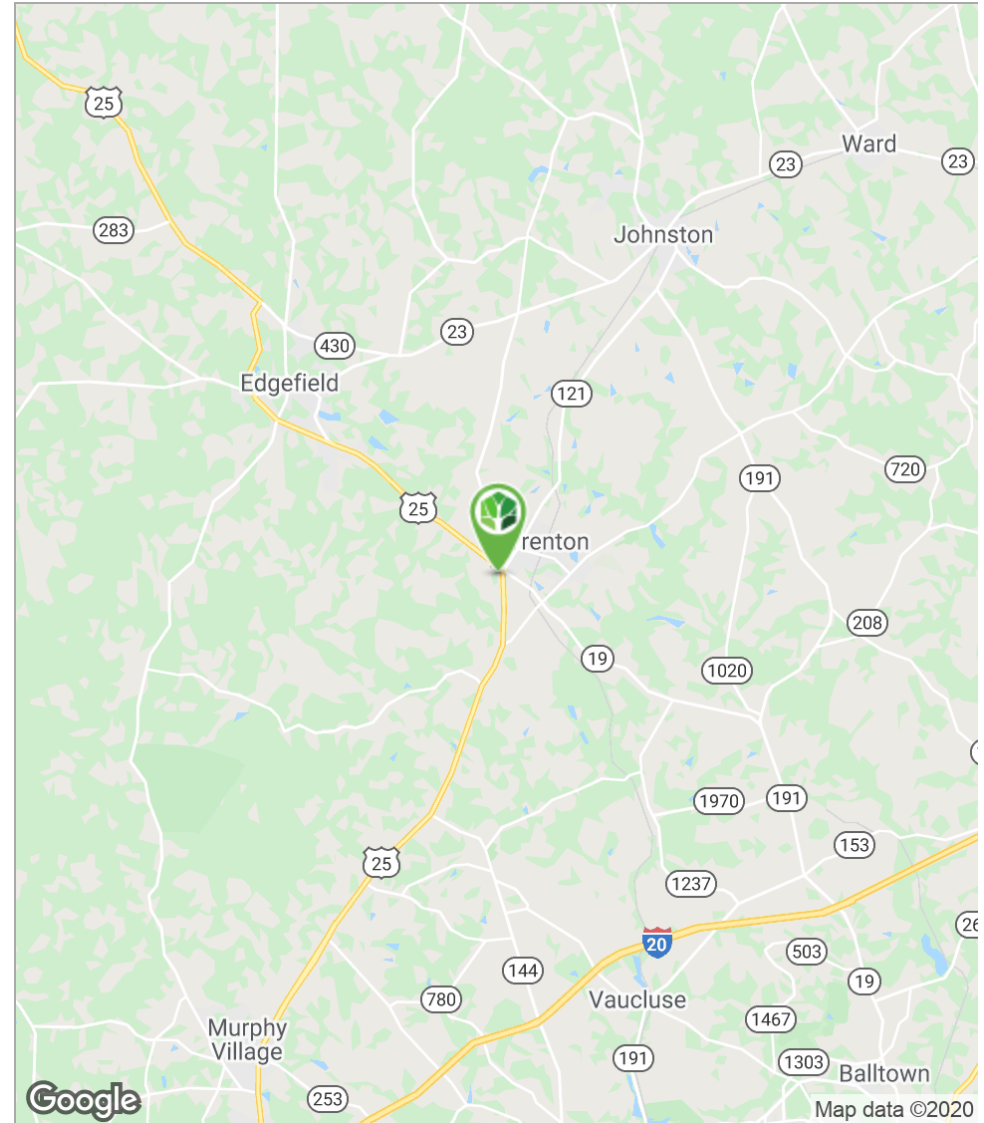
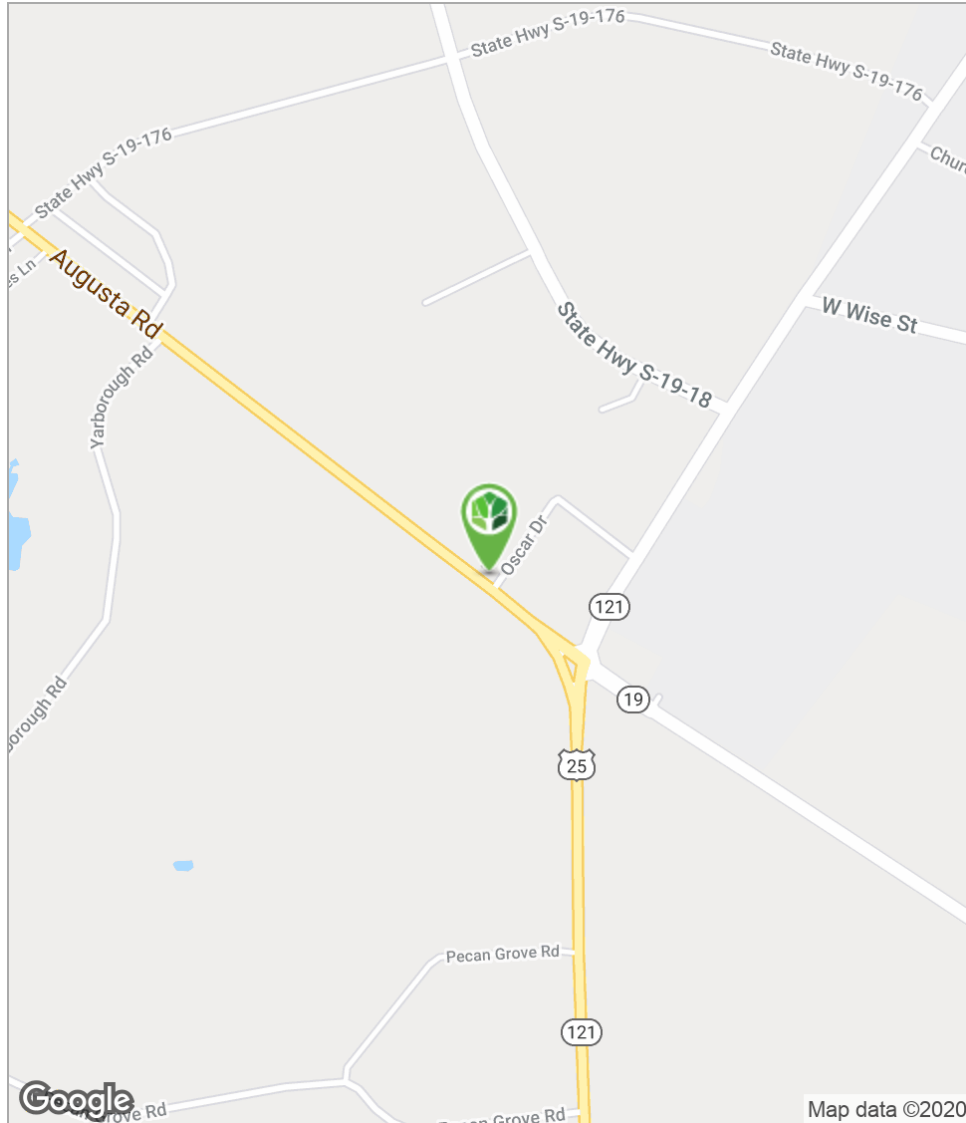
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## LOCATION MAPS

15 Oscar Dr., Trenton , SC 29847





## TEAM PAGE

15 Oscar Dr., Trenton , SC 29847

### JOEL PRESLEY



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### PROFESSIONAL BACKGROUND

Joel is the owner of Presley Realty, working in development, construction, and brokerage of land and commercial properties. He is a native of North Augusta, South Carolina and lives there with his wife, Tracy, and four children. Joel was graduated from Liberty University in Lynchburg, Virginia with a B.S. in Journalism. After college, he worked in communications for Samaritan's Purse; and then served for six years as an officer in the United States Air Force. He enjoys music, good stories, beautiful land, traveling and adventures with his family. He is an active leader of Church of the Good Shepherd in North Augusta and supports causes like 40 Days for Life and Central Savannah River Land Trust.

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### JONATHAN ACEVES, MBA



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### PROFESSIONAL BACKGROUND

Jonathan serves as a commercial sales and leasing agent with Presley. Originally licensed in 2005, Jonathan specializes in downtown development, multifamily brokerage, land site selection and development, and business analysis. Jonathan served as the Administrator of Christ Community Health Services years, overseeing finance and operations for a community health center employing 60 staff and serving over 20,000 patients annually. He is also a General Partner in Equity Venture Partners, focusing on downtown real estate development, and RAM Construction Group LLC, a construction firm. He earned his BBA and MBA from Augusta University. Jonathan lives downtown in the Olde Town neighborhood with his wife and two children. He has lived in Augusta for over 20 years, serves as a deacon at First Presbyterian Church, and is an active part of the Olde Town Neighborhood Association.

### JOHN ECKLEY, MBA, CIVIL ENGINEER



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### PROFESSIONAL BACKGROUND

John serves as a commercial sales and leasing agent with Presley, and specializes in commercial sales and leasing, land sales, and business analysis. John earned both his BS in Civil Engineering and his MBA from Clemson University. He is a former water and wastewater engineer with Jordan, Jones, and Goulding (now Jacobs), where he participated in the design and construction of multiple treatment plants and pipeline systems. More recently, he has worked in roles providing marketing services, small business consultation, and outside sales services, and loves using this acquired mix of expertise to serve the commercial real estate industry in the CSRA. John is a member of First Presbyterian Church and lives downtown in the Olde Town neighborhood with his wife and son, where they have resided for the past three years. He serves as treasurer of the Olde Town Neighborhood Association, is a member of the Heritage Academy Junior Board, and serves on the board of directors for Saving Grace in Uganda, a street children's ministry in East Africa.