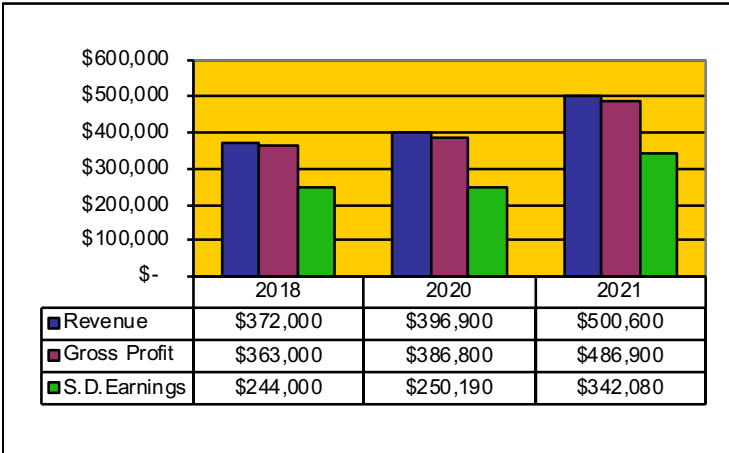
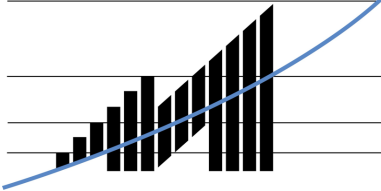


**M O U N T A I N**  
G H O S T LLC

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**Thom Beckett, CBI**  
Leader



**CO Mountain Resort Car-Wash with Real-Estate**

+ Business-only priced at \$1,050,000 (with Lease)

+ Business & Real Estate priced at \$3,095,000.

+ 2022 Growth 3% YTD! Up 26% in 2021, 13% in 2020!

+ Equipment & Property are Well Maintained.

Recent significant investments and upgrades!

+ Marketing/Advertising Tools to Support More Growth!

+ Part-time Assistant Helps with Daily Cleaning/Care!

+ Seller Prefers Active-Owner Buyers.

**Financial Synopsis**

Asking Price ( Incl. RE & Assets):	\$ 3,095,000
Seller Discr. Earnings:	\$ 342,000
Real Estate & Equipment (est.):	\$ 2,045,000
Supply Inventory (Incl.):	\$ 3,000

**Business Synopsis**

History:	20+ Yrs
Employees:	1 PTE
Training & Familiarize:	100 Hrs Incl.

**Occupancy Information**

Annual Lease (If Business Only, 3N):	\$108,000
Services:	Manual + Automatic Wash
Location:	Colorado Mountain Resort
Lease:	Lease to 2032 + ROFR

**More Information**

Sale format:	Asset Sale and/or Real Estate
Reason for sale:	Retirement
Financing:	Buyer 10% + SBA

**Notes & Comments:**

Colorado Mountain Resort Car-Wash includes automatic and manual wash bays, vacuums and vending. Well established in market, this Car-Wash is exclusive in this popular destination resort! Busy Year-Round, this resort area attracts guests from surrounding states and nationally along with a strong local clientele. This Wash has received significant and regular upgrades to support growth and efficient operations. Highly rated, the Wash regularly receives compliments and strong reviews! Modern marketing tools are used in addition to traditional media. Owner is attentive to customer service, maintenance and operational details. Part-time assistant helps with daily cleaning. Buyer-Search favors an active owner-operator who will relocate to the area to support continued growth and attention to operations.

**Car-Wash Purchase-Options include Business-Only with a 10-year Lease and ROFR priced at \$1,050,000. Or, Purchase the Business & Real-Estate at \$3,095,000. Business continues to grow in 2022, up 3% YTD over 2021!**

**Excellent Lifestyle Business in Popular Colorado Resort Market!**

**Detailed financial & operational information along with photos provided in next steps.**

Contact Mountain Ghost to provide indication of buyer qualifications and execute a Confidential Disclosure.

Thom Beckett at (970) 485.9488 or via email at MtnGhost04@yahoo.com

*The information contained has been furnished by the Seller. MG/FRB makes no representations or warranties as to the accuracy and reliability of said information. Purchasers are advised that Broker is a Seller's Agent and does not represent Purchaser in the sale of this business. Interested Buyers will be required to sign a Confidentiality Agreement.*

**Mountain Ghost ♦ PO Box 713 ♦ Breckenridge, Colorado 80424 ♦ MtnGhost04@yahoo.com**

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