

ONLINE ONLY AUCTION: CAR WASH INVESTMENT
OPPORTUNITY IN DOUGLASS KANSAS

AUCTION

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Bidding Closes Thursday, October 1, 2020 • 4:00 P.M.

AUCTION LOCATION: Online Only Auction
BLUE SPRUCE LLC, SELLER



PROPERTY

LOCATION: 203 S. Forest St., Douglass, KS 67039.

PROPERTY

DESCRIPTION: Take a look at this investment opportunity to own the only car wash in Douglass Kansas! This facility has 2 interior wash bays and an exterior bay for larger truck and/or trailers. The acceptor unit in the bill changer was rebuilt in 2019 and the firmware and software in the controller was also updated in 2019. Please see the pictures below and don't hesitate to reach out with questions and/or to request recent financial information about the property.

2019 REAL ESTATE TAXES: \$2,280.30.

TERMS: There will be a 10% buyers premium added to the high bid to determine the contract price. Earnest money is \$5,000 due at the conclusion of the auction with the balance due upon Sellers submission of merchantable title and closing. Closing date shall be on or before November 4, 2020. Closing fee and title Insurance fee will be split 50/50 between Seller and Buyer. Selling subject to easements, restrictions, roadways and rights of way. This property is not selling subject to financing, inspections, or appraisal. Interested buyers need to view the property prior to the date of the auction and have financing available and any inspections performed prior to bidding. All pertinent information is available upon request. All announcements made the day of the auction take precedence over any other announcements or printed material.



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