

Profitable Car Wash & Real Estate
Offering Memorandum

# Wicked Clean Car & Truck Wash

## 26 Starrett Drive, Belfast, ME


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# The **Offering**

Rare opportunity to acquire Wicked Clean Car & Truck Wash, a fully operational, turnkey car wash business and real estate offering multiple revenue streams with significant upside potential.

The property benefits from a highly convenient location just 0.2± miles from Route 1 and 0.7± miles from iconic downtown Belfast, ME. Its location provides excellent exposure to customers traveling to nearby national and regional retailers, restaurants, and service businesses, including Hannaford, Ocean State Job Lot, Subway, Dunkin'. Customers traveling to these businesses must pass directly by the car wash creating strong opportunities for both repeat and impulse traffic.

The operation is set up for convenient ownership and management with remote access to both the security camera system as well as payment-station reporting.

Car wash equipment may also offer attractive tax benefits, including accelerated or bonus depreciation, subject to the purchaser's specific circumstances and applicable tax law. Buyers should consult their tax advisor.

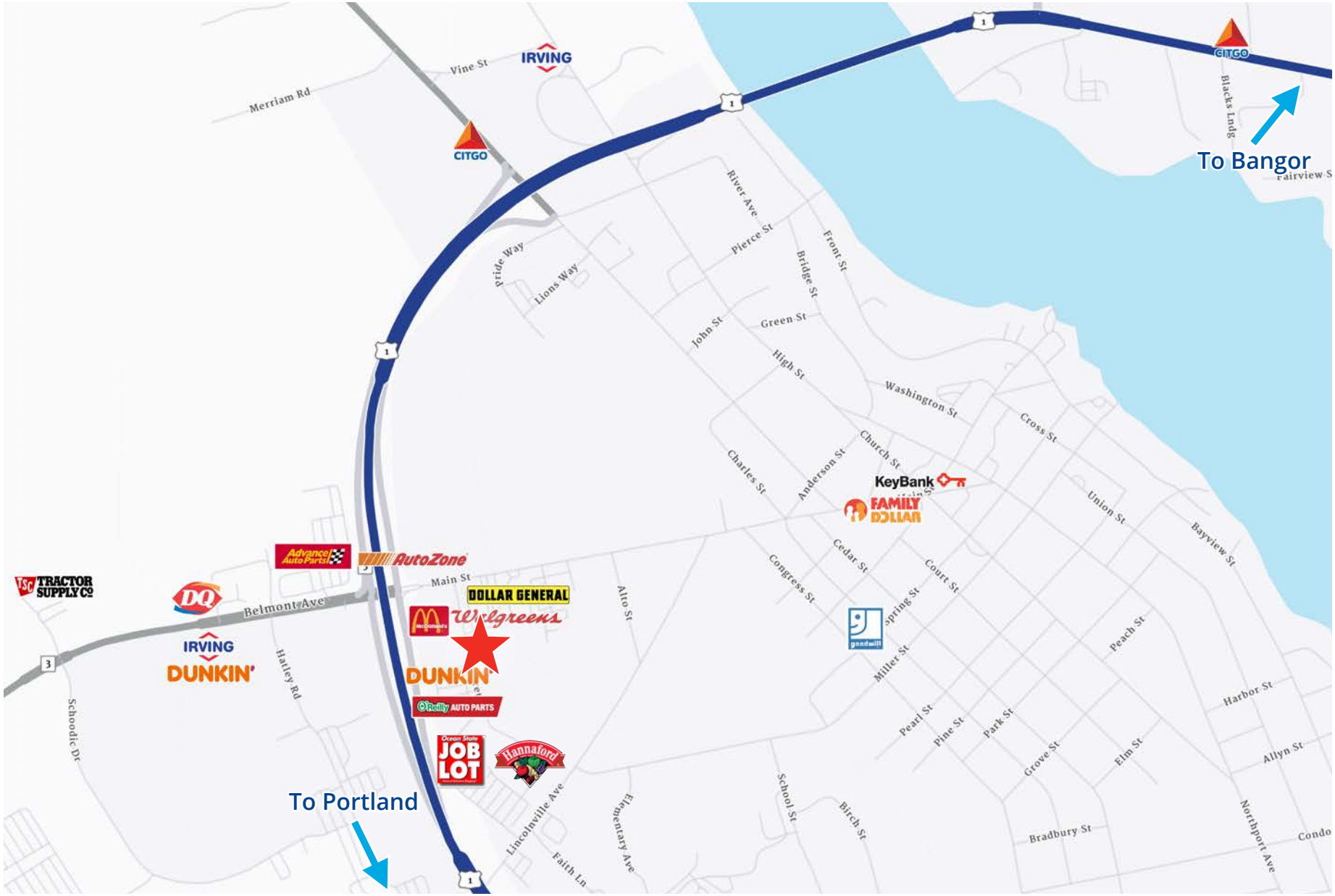
With multiple existing revenue streams, established infrastructure, and opportunities to further increase sales and operational performance, Wicked Clean Car & Truck Wash presents a compelling opportunity.

# Property **Summary**

| | |
|---|---|
| **Property** | Wicked Clean Car & Truck Wash |
| **Property Address** | 26 Starrett Drive<br>Belfast, ME 04915 |
| **Building Size** | 2,614± SF |
| **Acreage** | 0.47± |
| **List Price** | $2,175,000 |

- Turnkey operation with **multiple income streams**
- Car washes offer an opportunity for **100% bonus depreciation**
- Valuable real estate adjacent to **Hannaford, Dunkin' & Ocean State Job Lots**
- **Remote access** to security camera & car wash payment-station reports
- **Value add** opportunities & **updated technology**
- **Minimal competition** with a high barrier to entry

# Locator **Map**


To Bangor
To Portland
Merriam Rd
Vine St
IRVING
CITGO
Pride Way
Lions Way
River Ave
Pierce St
Front St
Bridge St
John St
Green St
High St
Washington St
Cross St
Church St
Charles St
Anderson St
KeyBank
FAMILY DOLLAR
Union St
Bayview St
Cedar St
Congress St
Court St
Spring St
Miller St
Peach St
Alto St
Main St
Belmont Ave
Advance Auto Parts
AutoZone
TRACTOR SUPPLY CO
DQ
DOLLAR GENERAL
Walgreens
IRVING
DUNKIN'
Hatley Rd
Schoodic Dr
O'Reilly AUTO PARTS
Ocean State JOB LOT
Hannaford
Lincolnville Ave
Elementary Ave
Faith Ln
School St
Birch St
Pearl St
Pine St
Park St
Grove St
Elm St
Harbor St
Allyn St
Bradbury St
Northport Ave
Condo
Blacks Lndg
Fairview St

# Physical **Description**

### Property Address:
26 Starrett Drive
Belfast, ME 04915

### Total Building Size:
2,614± SF

### Acreage:
0.47±

### Year Built:
1989

### Year Renovated:
2023

### No. of Floors:
1

### Zoning:
C

### Utilities:
Municipal water & sewer
Propane

### 2026 Taxes:
$10,917

### Occupancy:
100%

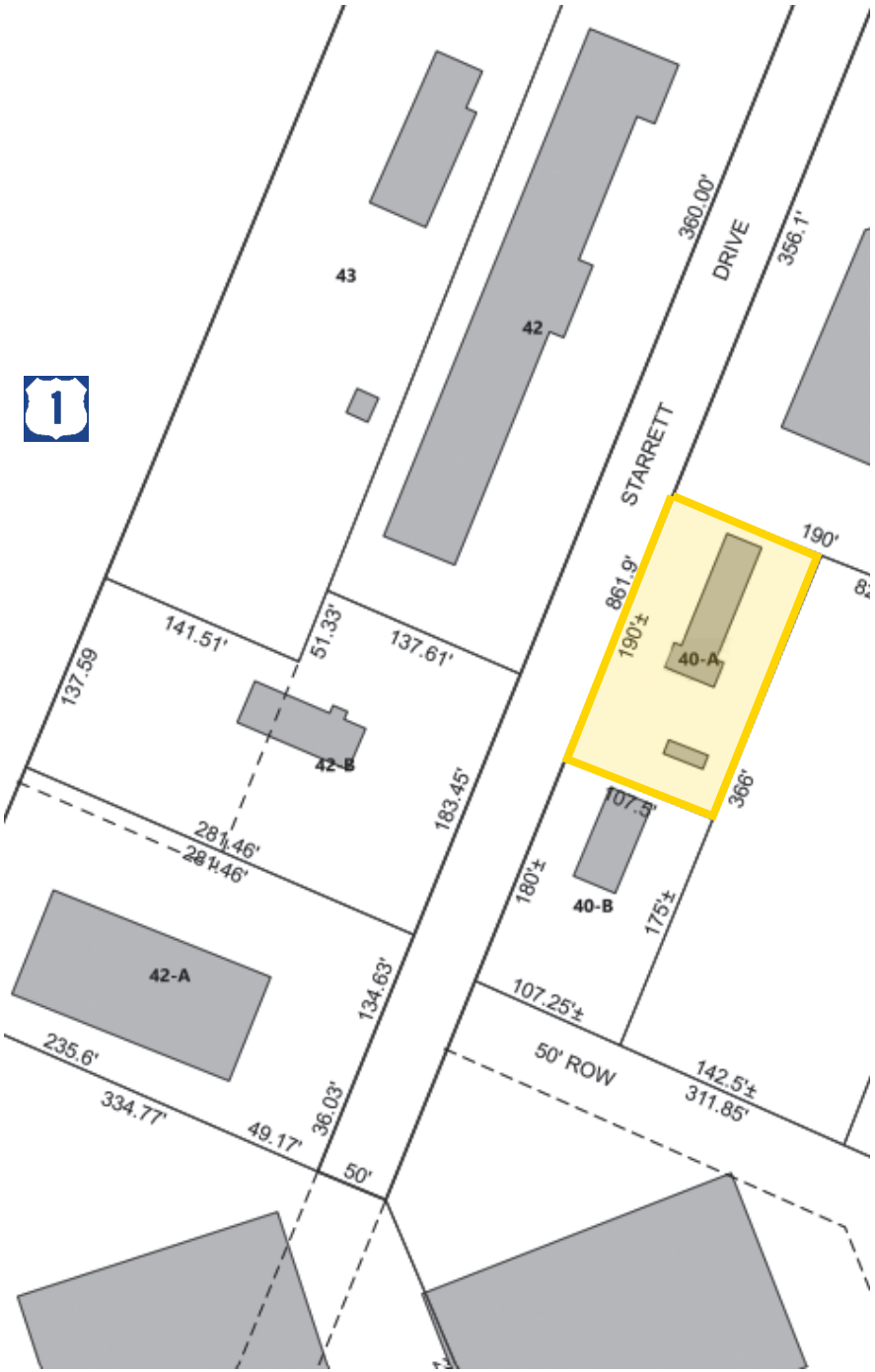
### Tenancy:
Single

### Parking:
Ample on-site

### Wash Bays:
1 soft touch in-bay automatic
4 self-serve

### Road Frontage:
190'± on Starrett Drive

### Accessibility:
Just 0.2± miles from Route 1 & 0.7± miles from downtown Belfast, ME



# Property **Photos**

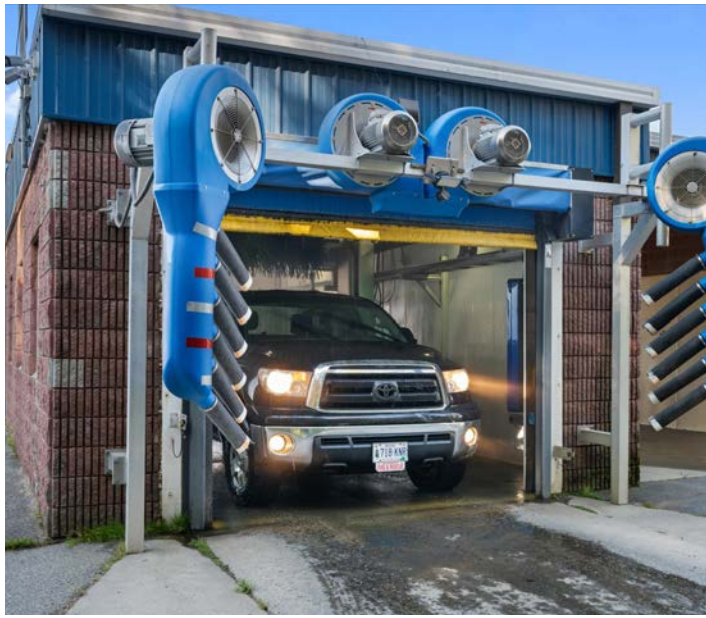












# **Equipment Included** in Sale

## Automatic Bay Equipment:

- D&S IQ 2.0 (Genius Series) soft-touch machine
- Installed October 2023
- Approximately 2.5 years old

## Self-Serve Bays: Four (4)

- One 14' high bay for trucks
- Each equipped with a sprayer and brush
- Seven wash functions
- Credit card acceptors
- Age unknown

## Blowers:

- Installed in 2019

## Automatic Bay Doors:

- Installed in late 2023
- Two vinyl roll-up doors, one at each end of the bay

## Pay Station:

- Installed in 2019
- One Unitec pay station

## Vacuums: Six (6)

- Credit card acceptors
- Older equipment but regularly maintained
- Motors replaced as needed

## Vending Machines: Four (4) units

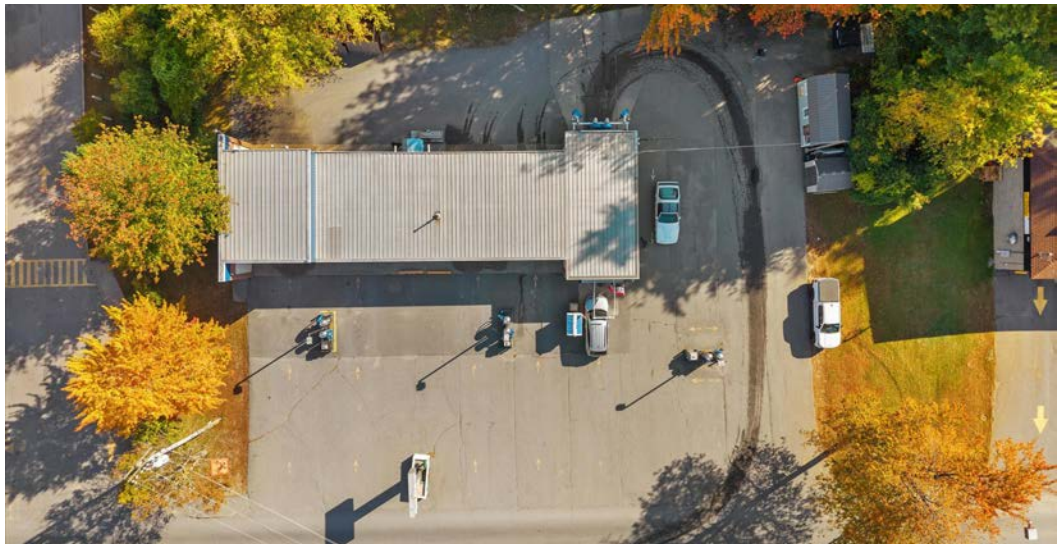
## Change Machine: One (1) unit

## Furnace:

- Installed in 2021

## Additional Building:

- 160± SF detached office





# Opportunities

## Value-Add Opportunities

- Membership: predictable cash flow, higher customer lifetime value, automatic billing, and low marginal costs
- Add local dealership or fleet accounts
- Curb appeal
- Establishing identity: website, Facebook, and other social media

## Tax Incentives

- **Accelerated Depreciation**

Equipment (tunnels, vacuums, pay stations, POS systems) may qualify for bonus depreciation or Section 179, often allowing for full first-year write-offs.

- **Cost Segregation Studies**

Owners can reclassify portions of the property (paving, lighting, plumbing, electrical, drainage) into shorter depreciation schedules, further accelerating write-offs.

- **Real Estate & Operations**

Holding real estate and operations in separate LLCs allows for tax-efficient rent strategies, liability protection, and future flexibility.

*Please consult with your accountant for tax advice.*





# Demographics

| 3 Mile Radius | |
|---|---|
| Total Population | 6,388 |
| Total Households | 3,129 |
| Avg Household Income | $101,427 |
| Median Age | 53.4 |
| Total Businesses | 616 |
| Total Employees | 5,671 |

| 5 Mile Radius | |
|---|---|
| Total Population | 9,523 |
| Total Households | 4,546 |
| Avg Household Income | $98,821 |
| Median Age | 52.0 |
| Total Businesses | 716 |
| Total Employees | 6,291 |

| 10 Mile Radius | |
|---|---|
| Total Population | 19,571 |
| Total Households | 9,020 |
| Avg Household Income | $98,343 |
| Median Age | 50.0 |
| Total Businesses | 1,068 |
| Total Employees | 8,381 |

Source: Esri, U.S. Census 2025 Data & 2030 Forecast



# Tax Card

Map Lot 012-040-A | Account 1948 | Location 26 STARRETT DRIVE | Card 1 Of 1 | 7/22/2025

WICKED CLEAN BELFAST LLC
PO BOX 815
PORTSMOUTH NH 03801

B4872P110

Previous Owner
WICKED CLEAN CAR WASH, INC
110 MT EPHRAIM RD

SEARSPORT ME 04974
Sale Date: 12/19/2022

Previous Owner
MERRILL, EUGENE M.
MERRILL, SHELLEY LYNNE
48 SWAN LAKE AVENUE
BELFAST ME 04915
Sale Date: 1/10/2014

Inspection Witnessed By:

X Date

| No./Date | Description | Date Insp. |
|---|---|---|
| | | |
| | | |
| | | |

Notes:

**Belfast**

## Property Data

Neighborhood **9 Rt 3 Commercial**

Tree Growth Year **0**

911 CODE **911**

TIF CODE **0**

Zone/Land Use **19 Route 3 Comm**

Secondary Zone

Topography **1 Level**

1.Level 4.Below St 7.
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.

Utilities **1 All Public**

1.Public 4.Dr Well 7.Cesspool
2.Water 5.Dug Well 8.
3.Sewer 6.Septic 9.None

Street **1 Paved**

1.Paved 4.Proposed 7.
2.Semi Imp 5. 8.
3.Gravel 6. 9.None

Location Code **13**

WARD **30**

## Sale Data

Sale Date **12/19/2022**

Price **700,000**

Sale Type **2 Land & Buildings**

1.Land 4.Mobile 7.
2.L & B 5.Other 8.
3.Building 6. 9.

Financing **9 Unknown**

1.Convent 4.Seller 7.
2.FHA/VA 5.Private 8.
3.Assumed 6.Cash 9.Unknown

Validity **1 Arms Length Sale**

1.Valid 4.Split 7.Changes
2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.9

Verified **5 Public Record**

1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.

## Assessment Record

| Year | Land | Buildings | Exempt | Total |
|---|---|---|---|---|
| 2012 | 171,400 | 107,200 | 0 | 278,600 |
| 2013 | 171,400 | 107,200 | 0 | 278,600 |
| 2014 | 171,400 | 107,200 | 0 | 278,600 |
| 2015 | 171,400 | 107,200 | 0 | 278,600 |
| 2016 | 171,400 | 107,200 | 0 | 278,600 |
| 2017 | 219,400 | 107,200 | 0 | 326,600 |
| 2018 | 219,400 | 107,200 | 0 | 326,600 |
| 2019 | 219,400 | 108,400 | 0 | 327,800 |
| 2020 | 219,400 | 124,200 | 0 | 343,600 |
| 2021 | 219,400 | 125,600 | 0 | 345,000 |
| 2022 | 219,400 | 125,600 | 0 | 345,000 |
| 2023 | 274,200 | 125,600 | 0 | 399,800 |
| 2024 | 343,900 | 324,200 | 0 | 668,100 |
| Calc. | 343,900 | 324,200 | 0 | 668,100 |

## Land Data

| Front Foot | Type | Effective Frontage | Effective Depth | Influence Factor | Influence Code |
|---|---|---|---|---|---|
| 11.Regular Lot | | | | % | |
| 12.Delta Triangle | | | | % | |
| 13.Nabla Triangle | | | | % | |
| 14.Rear Land | | | | % | |
| 15.Miscellaneous | | | | % | |
| | | | | % | |
| **Square Foot** | | **Square Feet** | | | |
| 16.Regular Lot | | | | % | |
| 17.Secondary Lot | | | | % | |
| 18.Excess Land | | | | % | |
| 19.Condominium | | | | % | |
| 20.Miscellaneous | | | | % | |
| | | | | % | |
| | | | | % | |
| **Fract. Acre** | | **Acreage/Sites** | | | |
| 21.Baselot Imp ( | 21 | 0.47 | | 100 % | 0 |
| 22.Baselot UnImp( | | | | % | |
| 23.Misc ( | | | | % | |
| **Acres** | | | | % | |
| 24.Baselot Imp | | | | % | |
| 25.Baselot UnImp | | | | % | |
| 26.Secondary | | | | % | |
| 27.Frontage | | | | % | |
| 28.Rear Land 1-5 | | | | % | |
| 29.Rear Land 6-10 | | | | % | |

**Total Acreage** 0.47

**Influence Codes**

1.Sale Resistanc
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.Environment
9.Fract Share
**Acres**
30.Rear Land 11-2
31.Rear Land 21-5
32.Rear Land 51+
33.Orchard
34.Horticulture
35.Crop/Blueberry
36.Pasture
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Gravel Pit
42.ADU Site
43.Condo Site
44.Open Space
45.Sound Value
46.Farmland Softw

# Tax Card continued

**Belfast**

Map Lot 012-040-A | Account 1948 | Location 26 STARRETT DRIVE | Card 1 Of 1 | 7/22/2025

| | | |
|---|---|---|
| Occupancy Code | 85 car wash | |
| No. of Dwelling Units | 0 | |
| Building Class/Quality | 3 Masonry | |
| 1.Steel 1.Low Cost | 2 Average | |
| 2.Rein Conc 2.Average | | |
| 3.Masonry 3.Good | | |
| 4.Wood Frm 4.Excellent | | |
| 5.Rigid Frm | | |
| Grade Factor | 1.00 | |
| Exterior Walls | 2 Concrete Block | |
| 1.Br/St 6.Compos | | |
| 2.C Block 7.Al/Vinyl | | |
| 3.Concrete 8.Steel | | |
| 4.Wood 9.Other | | |
| 5.Stucco | | |
| Stories/Height | 1 12 | |
| Ground Floor Area | 2,615 | |
| Perimeter Units/Fl | 284 | |
| Heating/Cooling | 0 | |
| 11.Elec BB 19.Wall/Fl | | |
| 12.Wall 20.HeatCoo | | |
| 13.FWA 21.Package | | |
| 14.HW 22.W/C Air | | |
| 15.Space 23.H/C Wat | | |
| 16.Steam w 24.HeatPum | | |
| 17.Steam N 25.Indiv H | | |
| 18.Vent 26.HVAC | | |
| Year Built | 1989 | |
| Year Remodeled | 0 | |
| Condition | 6 Good | |
| 1.Poor 6.Good | | |
| 2.Fair 7.Very Good | | |
| 3.Below Ave 8.Excellent | | |
| 4.Average 9.Same | | |
| 5.Above Ave | | |
| Physical % Good | 0 | |
| Functional % Good | 100 | |
| Economic % Good | 100 | |

TRIO

| Entrance Code | | |
|---|---|---|
| 1. | 1. | |
| 2. | 2. | |
| 3. | 3. | |
| 4. | 4. | |
| 4. | | |

| Information Code | | |
|---|---|---|
| 1. | 1. | |
| 2. | 2. | |
| 3. | 3. | |
| 4. | 4. | |
| 4. | | |

Date Inspected 8/24/2017

**Additions, Outbuildings & Improvements**

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value |
|---|---|---|---|---|---|---|---|
| 101 Asph | 1989 | 376 | 3 100 | 4 | 0 % | 100 % | |
| 24 Frame Shed | 2019 | 160 | 3 100 | 7 | 0 % | 100 % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Att Fin Attic



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