

Express Tunnel Car Wash

**SEEKING SITES FOR PURCHASE OR LEASE**

**Vacant Land or Conversion Opportunities**



Please submit site opportunities for consideration to:

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*The Behar Group Realty Inc., Brokerage*

The logo for Remcorp features the word "Remcorp" in a bold, black, sans-serif font. To the right of the text is a red graphic element consisting of a right-pointing chevron shape, with the top and bottom edges being slightly curved.The logo for Sonny's The CarWash Factory features a blue square on the left containing a white outline of a water drop. To the right of the square, the word "SONNY'S" is written in a large, bold, black, sans-serif font with a registered trademark symbol. Below this, the words "The CarWash Factory" are written in a smaller, bold, black, sans-serif font, separated from "SONNY'S" by a thin blue horizontal line.

Remcorp, a leading private investment company, is launching a revolutionary project to transform the car wash market in Ontario.

This bold initiative plans the strategic deployment of multiple locations across the province.

Remcorp has entered into an exclusive partnership with Sonny's, a leader in car wash equipment.

This strategic alliance combines Remcorp's financial and operational expertise with Sonny's cutting-edge technologies, ensuring an innovative and efficient approach. Led by a team of seasoned professionals.

These modern and efficient car washes create valuable recurring traffic for commercial real estate projects, adding significant value to selected locations and stimulating local economic activity.

# Concept of Express Tunnel Car Wash



The concept of the express tunnel car wash is based on an automated system that allows vehicles to be washed quickly and efficiently **with a throughput of 120 vehicles per hour.**

Speed: Vehicles are transported on a conveyor through a tunnel where washing is done in a few minutes.

Advanced Technology: The system uses high-pressure water, soft cloth brushes, and foam to clean without damaging the car.

Ease of Use: Users only need to align their vehicle on the conveyor and let the system do the rest.

User Experience: The process is designed to be smooth and pleasant, often with clear instructions and secure guidance.

Eco-friendly: Many systems recycle water and use biodegradable cleaning products, minimizing environmental impact. **60% of the water used per car comes from recovery**

# Attractions for Municipalities



1. **Economic Development**

A modern and attractive car wash tunnel enhances the image of the commercial area and can attract new businesses and investments in the sector. Although largely

2. **Sustainable Development**

Water recovery and recycling systems allow minimal use of this resource, making the process both economical and ecological. This aligns with the environmental and sustainable development goals of municipalities. 60% of the water used per car comes from recovery, and wastewater is filtered before being returned to the city's pipes.

3. **Convenience for Citizens**

A fast and convenient car wash service meets the needs of citizens and motorists in the area, saving them from having to travel to other municipalities for this service.

4. **Modern and Attractive Facilities**

The express tunnels are high-end facilities equipped with automated systems and state-of-the-art equipment. Their attractive design improves the aesthetics of the commercial area.

## Attractions for Power Centers



Monthly subscriptions to express car washes help attract a loyal and recurring customer base to power centers, offering several economic advantages.

1. **Increased Attendance:**

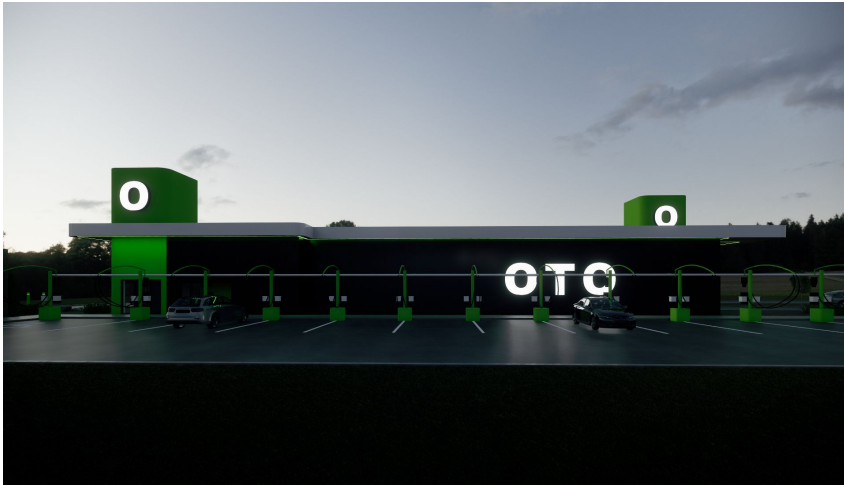
Subscribers tend to visit more frequently, sometimes several times a week, which increases overall traffic in the shopping center.

2. **Diversification of Service Offerings:**

Adding a car wash expands the range of services offered, making it more attractive and comprehensive for consumers. This helps differentiate from the competition and attract a more diverse clientele.

3. **Synergy with Other Businesses:**

The car wash can create interesting synergies with other brands in the power center. For example, partnerships can be established with auto accessory stores or garages to offer cross-promotions.



## Main Criteria to Consider for the Land



Location and Visibility: Situated on a highly frequented road axis, with a traffic of 25,000 vehicles per day

- Moderate traffic speed (30 - 50 km/h) allowing drivers to easily spot the site
- Good visibility from the road (200-400 meters)
- Proximity to a commercial area or busy shopping center
- No immediate proximity to residential areas

Accessibility: Easy access from the main road

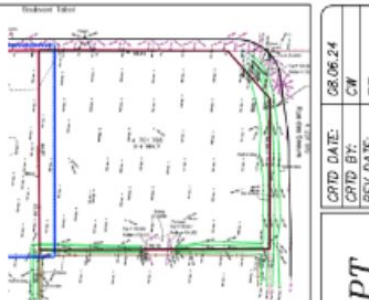
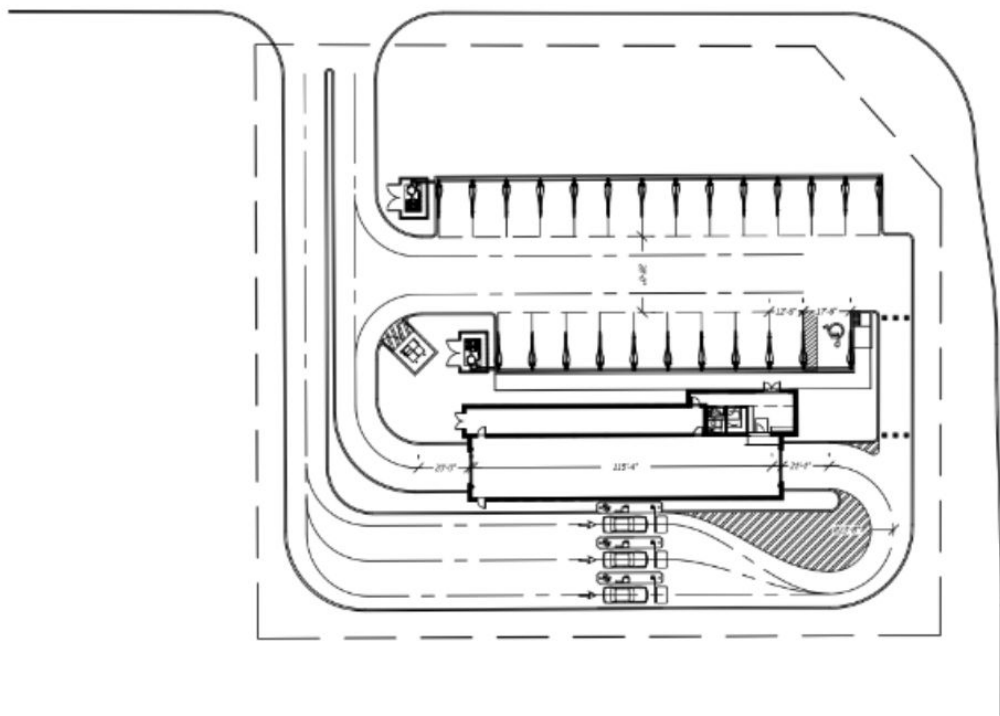
- Secure entry and exit possibilities
- Ideally located on a street corner for more flexibility

Size and Configuration of the Land: Minimum area of 25,000 to 45,000 sq ft

- Preferably rectangular shape, allowing optimal layout
- Possibility to orient the tunnel parallel to the road for better visibility

Local Demographics: Medium or high-income area

- Sufficient population density within a radius of 5-10 km
- Positive demographic growth



**SITE LEGEND**

Handicap Parking	h
Proposed Curb Site	—
Boundary Line	---
Center Line of Road	—
Setbacks	---

- GENERAL NOTES**
- All center line of road curb radii to be 25' unless otherwise noted.
  - All vehicle spaces are 11' unless otherwise noted.
  - All parking spaces are 9' unless otherwise noted.

**PRELIMINARY PLAN NOTE**

This plan has been prepared with the best available information provided by the customer, without the benefit of a survey in some cases the engineer has not conducted any code research regarding, but not limited to, permitted uses, setbacks, buffers, access, required parking, landscaping, fire, RR, storm water management, utilities, right of way acquisition or easements to benefit, accurate layout orientation and configuration.

CYTD DATE: 08.06.24  
 CYTD BY: CW  
 REV. DATE:

CONCEPT

Location: OC

Rencorp

Project Number:

Rev:

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**DISCLAIMER**  
 ALL WORK SHOWN IS TO BE CONSIDERED PRELIMINARY. THE DRAWING, WITH COPIES OF ANY SPECIFIC CONDITIONS AND COMPLIANCE WITH FEDERAL, STATE AND LOCAL BUILDING CODES IS THE SOLE RESPONSIBILITY OF THE CLIENT/OWNER AND ARCHITECT/ENGINEER. THESE DRAWINGS REFLECT AND SUBMIT FOR PERMIT ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE. ANY TRAFFIC NEEDS PLEASE REFER TO OTHER DRAWING(S) AND PLAN FOR SUCH EQUIPMENT CONFIGURATIONS.

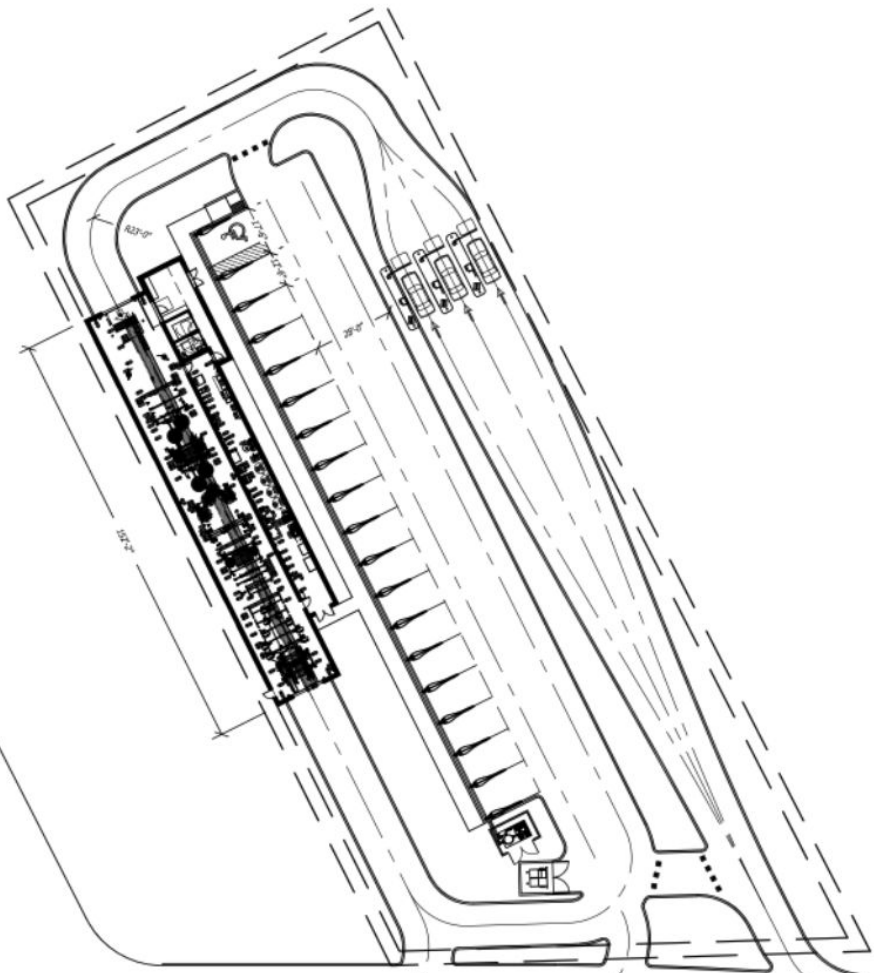
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SITE LAYOUT  
 "DRAFT"

Scale:  
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- Proposed Curb Site
- Boundary Line
- Center Line of Road
- Setbacks

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CRTD DATE:	09.11.24
CRTD BY:	CW
REV DATE:	

Location: OC  
Project Number: 114

**Remcorp**  
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Rev. # 1

Sheet

**CONCEPT**

DISCLAIMER

SITE LAYOUT

Scale:

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