

PROUDLY REPRESENTING  
**CLEAN FREAK**  
POWERED BY CIRCLE K  
SEEKING LEASE & PURCHASE OPPORTUNITIES



Powered by **CIRCLE K**

**SITE  
REQUIREMENTS**

**Type:** Land already zoned commercial and preferably for car wash use

**Size:** 1 - 3 acres

Rectangular size preferred

**Target Markets:** Hwy 404/DVP East to Belleville

**Tenant Website:**

[www.cleanfreakcarwash.com](http://www.cleanfreakcarwash.com)

Clean Freak Car Wash believes that our customers deserve to wash without limits. Our goal is simple: to deliver a clean car that defies the status quo so people leave our lot feeling refreshed, while being good stewards of our community and environment.



Please submit site opportunities for consideration to:

**GREG RABIN**

VP, Commercial & Retail Services | Sales Representative

O: 416.636.8898 EXT. 274 | C: 416.669.1670

[grabin@thebehargroup.com](mailto:grabin@thebehargroup.com)



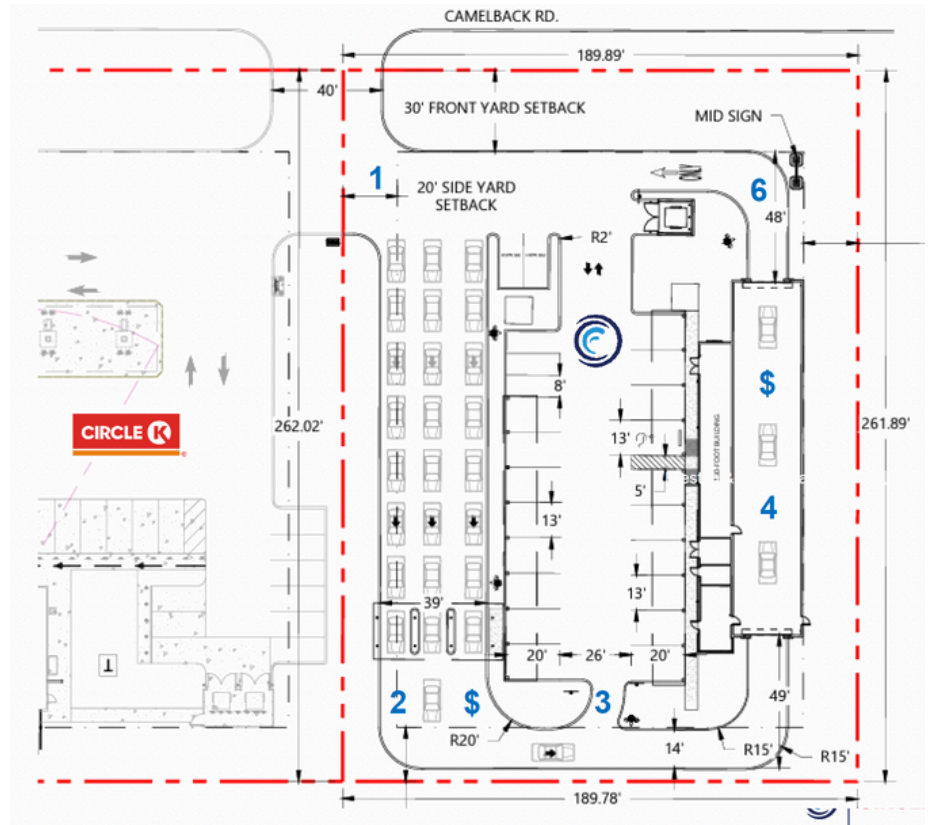
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## LOT CONTROL - CUSTOMER EXPERIENCE



## RESPONSIBLE WATER USAGE

- Reclaim Water for pre-rinse applications
- 40% Reclaim and 60% Fresh Water
- 20% Discharged to Sewer

Home Washed vehicles use 80-160 gal. of water. Clean Freak uses 49 gal.

Water Statistics	
Evaporation Carry-out (Gallons/Car)	6
Fresh Water/RO (Gallons/Car)	29.70
Reclaim Water (Gallons/Car)	19.33
Total Gallons/Car	49.03
Flow Through Settling Tanks (Gallons/Car)	43.03
Overflow Discharge to Sewer (Gallons/Car)	23.70
Reclaim Percent	39.4%
Fresh Water Percent	60.6%

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## MUST HAVES

- Circle K Proximity
- Network development
- Complementary co-tenants
- Grocery or Big Box anchored site
- Access is critical
- Visibility
- Signage

## WHY CLEAN FREAK

- AAA tenant & Corporate Covenant
- Self capitalized
- No competitive conflicts
- Triple Net Lease (NNN)
- Company owned and operated
- Drives traffic to co-tenants
- No additional parking used
- No food or drink sold on site
- No inventory, reduced deliveries
- Clean complimentary site design
- Destination & impulse use
- Cleanliness focused customers
- Fully attended & well maintained
- Primarily daylight operation hours

**Clean Freak is part of the Circle K Family. This exciting partnership includes convenience stores, gas stations, and exclusive promotions.**



## SUSTAINABILITY

Water conservation is a crucial component of our business. We do this through a sophisticated reclamation process that uses far less water per vehicle, meeting or exceeding standards set by all municipalities we serve.

Our Environmentally safe chemistry produces a clean shiny car while meeting effluent water standards. By providing reusable microfiber towels for customers use at our wash, we minimize single-use wipes and towels that our competitors may offer.

These are a few ways we reduce our carbon footprint within the communities we are part of while keeping our customers happy and their cars clean and shiny.

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# THE BEHAR GROUP™

## BROKERAGE & COMMERCIAL REAL ESTATE SERVICES

LANDLORD  
SERVICES

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SERVICES

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### Vancouver Office

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### Calgary Office

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Calgary, AB T2P 0M9

The Behar Group Realty Inc., Brokerage

[www.TheBeharGroup.com](http://www.TheBeharGroup.com)

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As of December 1, 2023, new legislation has come into effect (TRESA -phase 2). These changes affect how you interact with real estate agents and brokerages.

Please read the Information guide published by RECO. Click here: [RECO Information Guide](#)

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