

Proudly Representing CAR WASH INVESTORS/ OPERATORS



SEEKING LAND TO PURCHASE OR LEASE



Our client is one of the world's largest suppliers of car wash equipment, providing turnkey solutions to car wash investors and operators for long-term success.

SITE REQUIREMENTS:

Type: Vacant Land

Size: Minimum of 1 acre to 2+ acres to accommodate car wash, plus other complementary uses, such as an automotive service station/fast food.

Target Markets: Markets with a minimum population of 30,000

ONTARIO

- Peel Region (Caledon, Bolton)
- Durham Region (Clarington, Bowmanville)
- Ottawa
- Kingston
- Halton Hills (Georgetown)
- York Region
- Hamilton
- Niagara Region
- Simcoe County
- Chatham-Kent
- Woodstock
- Cobourg

ALBERTA

- Calgary
- Edmonton
- Red Deer

OTHER PROVINCES

- Winnipeg
- Saskatoon
- Regina
- Vancouver
- Victoria

**Other markets will also be considered*

Additional Requirements:

- High Traffic - minimum of 20,000 AADT
- Frontage - minimum of 130 ft
- Zoning - Permitted Uses: Automotive (e.g. automotive service, gas bar & car washing facilities); drive-through facilities complimentary
- Demographics - Average Household Income: Lower to Upper Middle
- Ease of access and egress
- Minimal parking, while adhering to stacking lane requirements defined by municipal by-laws

Tunnel Wash Renderings



Please submit site opportunities for consideration to:

KAREN KOENIG

VP, Commercial & Retail Services | Sales Representative

O: 416.636.8898 EXT. 275 | C: 647.988.2808

kkoenig@thebehargroup.com

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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.**

SITE LAYOUTS:



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

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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.

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.



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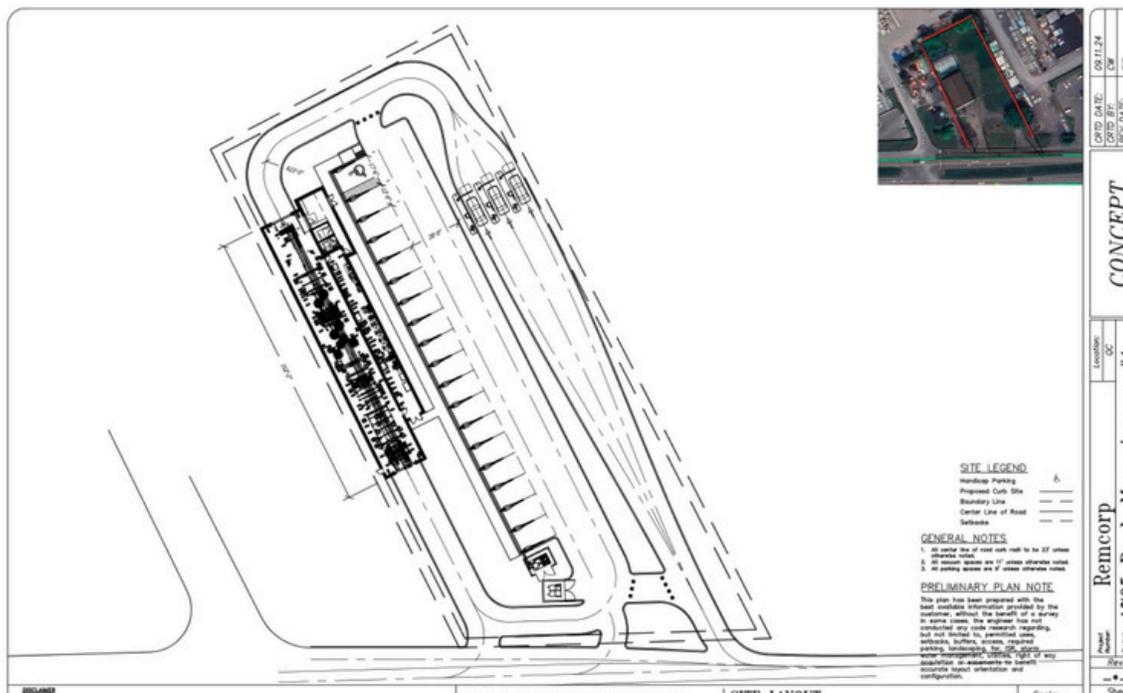
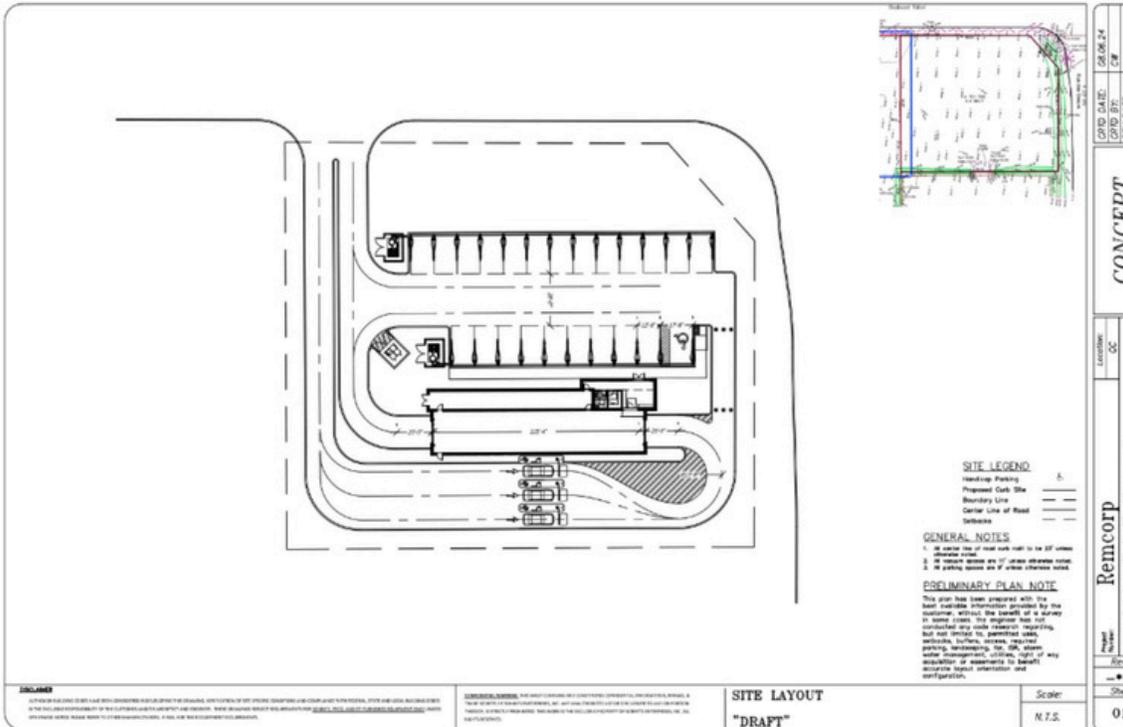
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THE BEHAR GROUP™

**BROKERAGE & COMMERCIAL
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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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TBG strongly recommends that consumers retain the services of a qualified and experienced real estate agent.

For all transactions completed with TBG, you will be required to sign a Confirmation of Cooperation and Representation Agreement, whether you are a SRP or not, to ensure acknowledgement of representation disclosure.

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