

ABSOLUTE ONLINE ONLY AUCTION

STARTS: TUESDAY, DECEMBER 2, 2025, 12:00 PM
ENDS: TUESDAY, DECEMBER 9, 2025, 12:00 PM



OPEN HOUSE: FRIDAY, DECEMBER 5, 2025, 11:00 AM-12:00 PM



ATTENTION INVESTORS!
Ridgeville Wash
Wizzard, Turnkey Car
Wash Opportunity!
City Of North Ridgeville
Lorain County

35630 CENTER RIDGE RD.,
NORTH RIDGEVILLE, OH 44039

Discover Ridgeville Wash Wizzard, a fully operational, income-generating car wash positioned in a high-traffic location with dual access points. This comprehensive car wash sits on 1.31 acres. Showcasing a 90-foot Sonny's automatic wash tunnel complete with air dry system & four vacuum stations with room to expand to six. The main building spans 4,259 square feet and features five self-service bays with in-floor heating, a touch-less laser wash bay, and two indoor self-serve pet wash stations accommodating both large and small animals. Additional income potential exists with a detail bay, the property also includes an office with half bath and utility/storage room. Equipped with the Washify system for seamless billing and monthly wash subscriptions, this turnkey operation is connected to public water and sewer with gas boiler heating throughout.



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MLS



With entrances and exits on both Center Ridge Road and Ridge Plaza Drive, this prime location ensures maximum traffic flow and customer convenience.

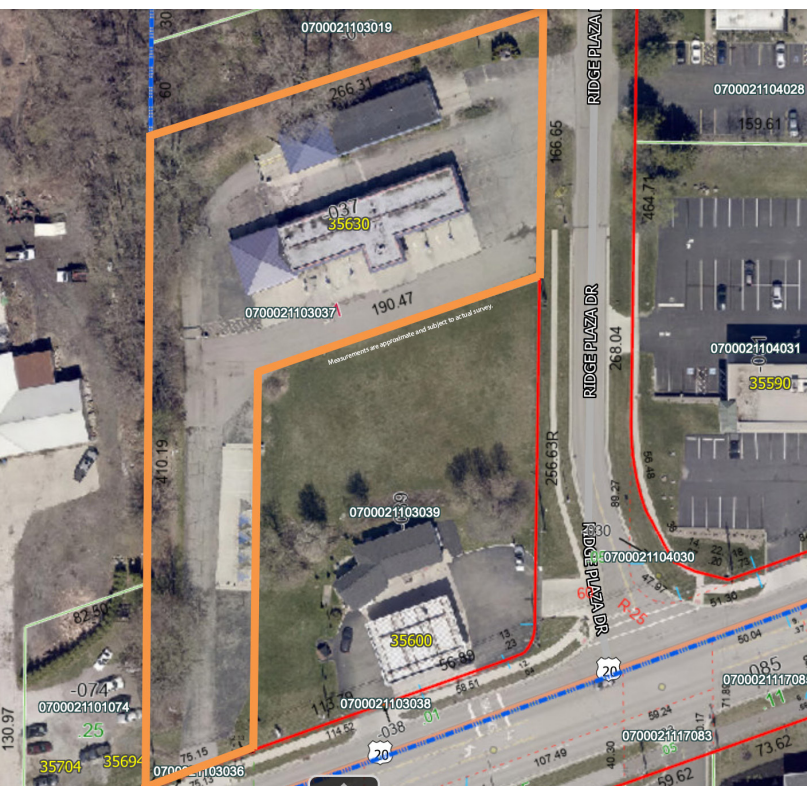
Property Highlights:

- **Main Building:** 4,259 sq. ft. with 5 self-service bays (in-floor heat), 1 touchless laser bay, 2 pet wash stations.
- **Equipment:** 90' Sunny automatic wash tunnel with air dry system.
- **Vacuum Stations:** 4 existing with capacity for 2 additional units.
- **Modern Technology:** Washify billing system for subscriptions and seamless payment processing.
- **Expansion Ready:** Potential detail bay for additional revenue stream.
- **Strategic Location:** High-traffic area with dual access on Center Ridge Rd. & Ridge Plaza Dr.
- **Property Size:** 1.31 acres, Parcel #0700021103037.
- **Utilities:** Public water & sewer, gas boiler heating system.



Terms On Real Estate: 10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed.

Auction By Order Of: Ridgville Wash Wizzard, LLC



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