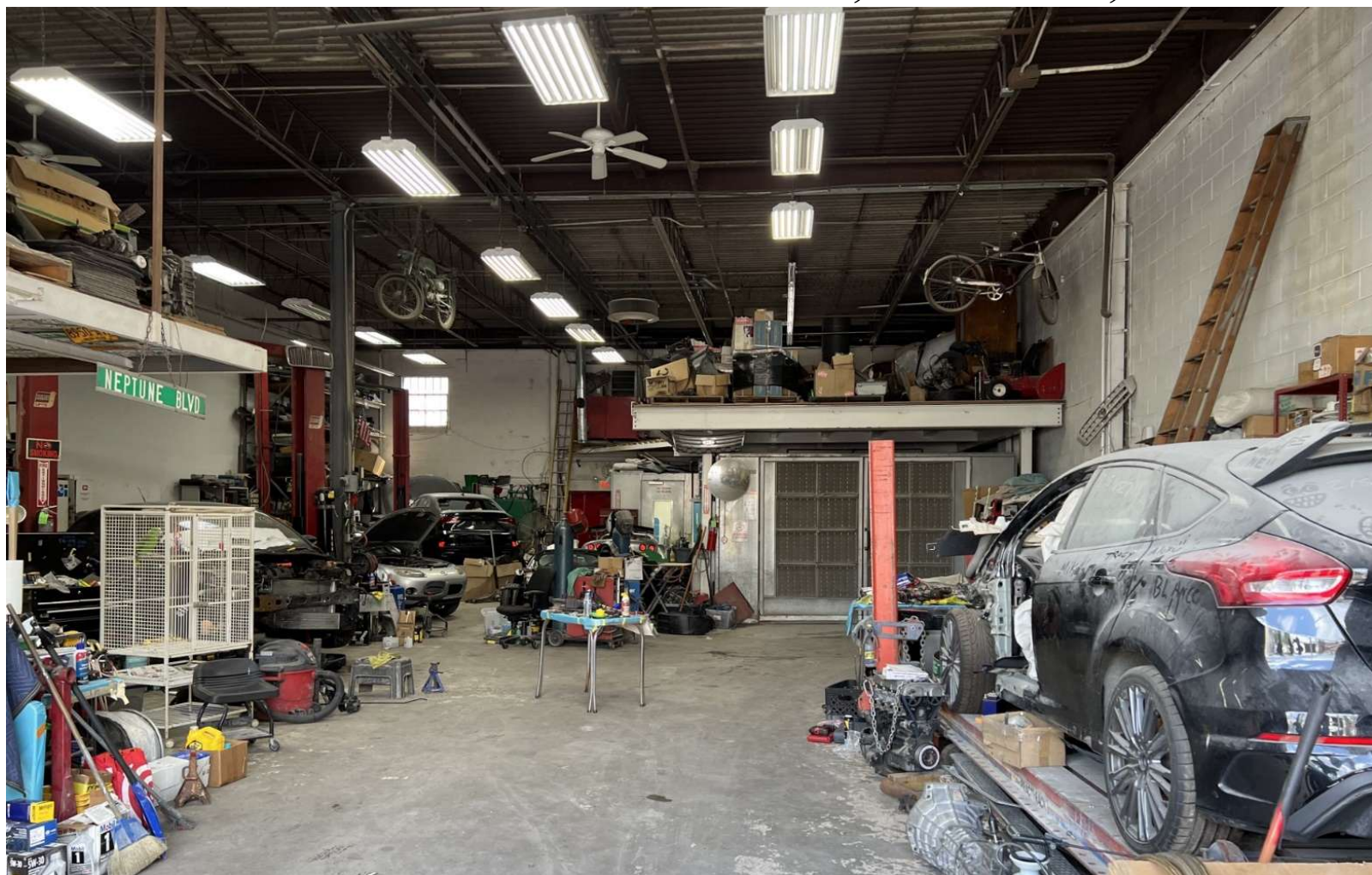


Auto Body & Repair Shop with Refinishing Permit 3670-12 Oceanside Rd, Oceanside, NY 11572



Highlights:

A 4,000 SF turnkey Auto Body & Repair Shop with refinishing permit for lease. The facility features 18-foot ceilings, one drive-in bay, a small office, a restroom, heating, and eight dedicated parking spaces.

Monthly Rent: \$10,000 for the first year includes base property tax, increasing to \$12,500 for the second year, annual increase: 3% thereafter. Lease Term: 5 or 10 years.

The shop comes fully equipped with two car lifts, a licensed Spray Booth, a paint mixing bank, a paint gun, an air compressor, air hoses, a welding machine, and a full suite of mechanic repair accessories.

The owner requires key money to transfer the equipment, permits, and licenses to the new tenant.

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