

Avenue K Automotive

735 W Avenue K

Lancaster, CA 93534

FOR SALE



COLDWELL BANKER
COMMERCIAL
VALLEY REALTY



Real Estate & Business Assets

Coldwell Banker Commercial Valley Realty is pleased to present this Business & Real Estate opportunity with a well-established "Tires & Automotive Service Business" along with the commercial building it calls home! This is a prime Lancaster location on West Avenue K, a bustling commercial main street that boasts an ADT of 31,970 vehicles! The 5,040+/- sf building is situated on a 25,990+/- sf lot offering ample parking and room for potential expansion! Clean operation with all lifts converted to above ground and the underground storage tank removed in 1999!

FOR MORE DETAILS CONTACT:

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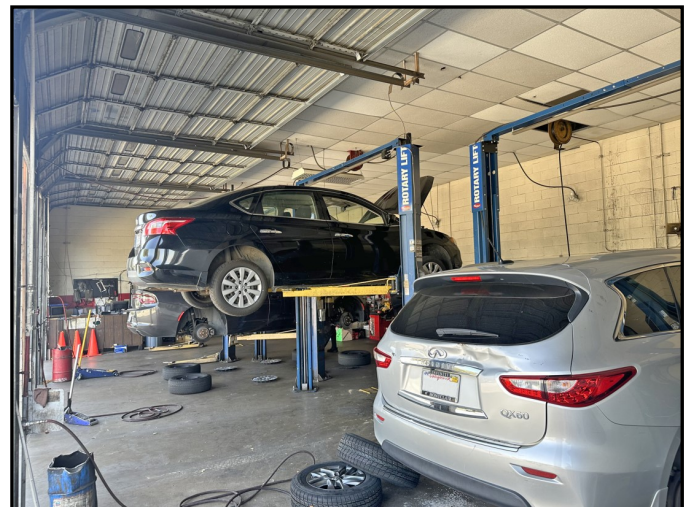
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PROPERTY OVERVIEW

5,040+/- sf commercial building with 6-ground level doors, a separate parts/storage room and an office/showroom area. Great location in the heart of Lancaster's major commercial district with nearby amenities that include major retailers, financial institutions, hospitality, restaurants and the Lancaster Auto Mall. Modern building with brick construction situated on over 1/2 an acre that provides room to expand! Great visibility along West Avenue K which boasts an ADT of 31,970 vehicles according to a 2019 count, likely more at this time!

DETAILS

Price:	\$1,500,000
Building Size:	5,040+/-sf
Construction:	Block
Year Built:	1981
G/L Doors:	6 - (1-12'x12', 5-10'x12')
Lot Size:	.60+/- acres
APN:	3130-001-025
Zoning:	CPD

PROPERTY OVERVIEW

Lancaster Firestone is a long time established business in one of the busiest Commercial areas in the city of Lancaster. Just across the street from Lowes Home Improvements with other nearby amenities including WinCo Foods, Sprouts Farmers Market, the Lancaster Commerce Center and the Lancaster Auto Mall! The business has been operated by the same ownership group since 1999 and the sale includes their loyal customer following and all equipment and inventory! Owner looking to retire, employees are willing to stay on, Real Estate also available making this an ideal turn-key opportunity for owner/user!

DETAILS

Business Name: Lancaster Firestone

Price includes all furniture, fixtures, equipment and inventory!



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Bldg: 5,040
Lot SqFt: 25,990



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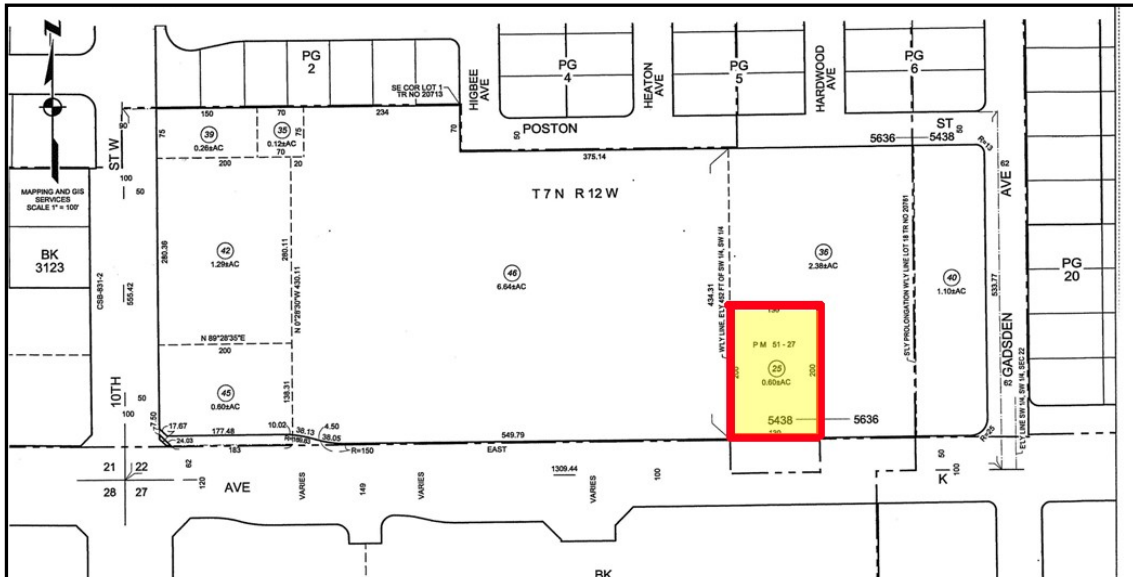
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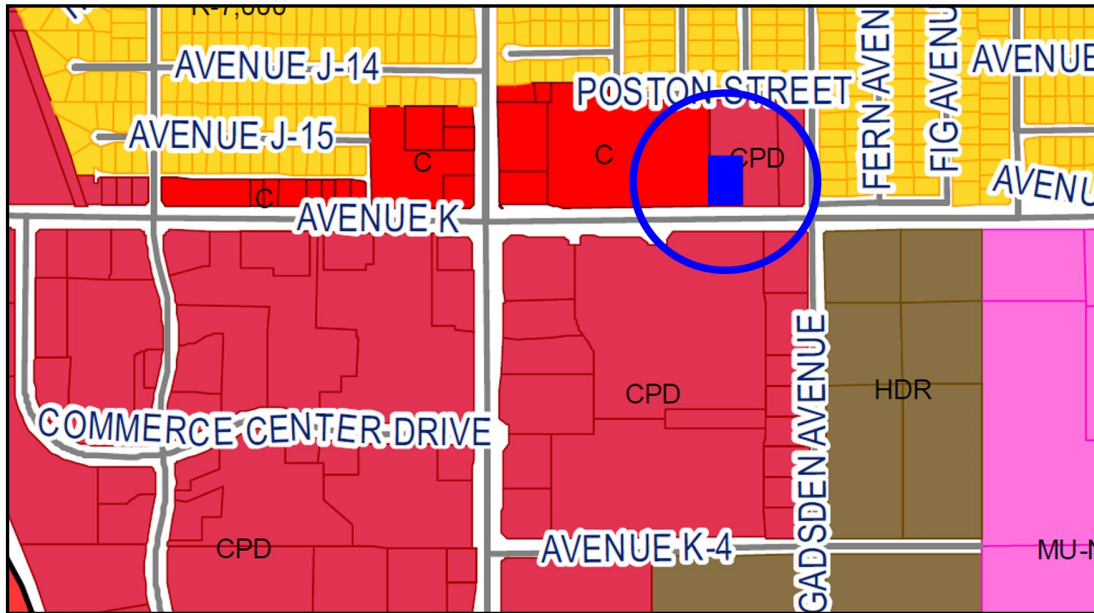
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The property is being offered in **"AS IS" CONDITION WITH ALL FAULTS AND WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE.** Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing. It is buyer's responsibility to conduct a thorough, independent investigation of the property in order to determine its suitability for buyer's intended use. Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them. The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer.

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