



# FOR SALE

Prime automotive site – former sales & service location in Vernon

202 Union Street, Vernon, CT

Sale Price: \$575,000



## PROPERTY DESCRIPTION

Fantastic opportunity to own and operate an established auto repair shop on 1.25 acres at 202 Union St in Vernon, CT. This well-maintained property offers prime visibility and convenient access just minutes from major highways, making it ideal for both local and regional customers. The building features three spacious service bays, an air-conditioned office area perfect for customer interactions and administrative work, and additional storage above for parts or equipment. Outside, the property accommodates approximately 23 vehicles total—10 for sale, 6 for repair, 1 in the basement, and 6 in bays—with parking for roughly 15 customer cars. The building is equipped with a newer rubber roof and efficient gas heat, offering reliability and low maintenance year-round. Seller is open to financing with approximately \$300,000 down and the balance financed by the seller. Intended use must be disclosed prior to showings, and general auto repair must remain part of the buyer's business plan for seller financing consideration.

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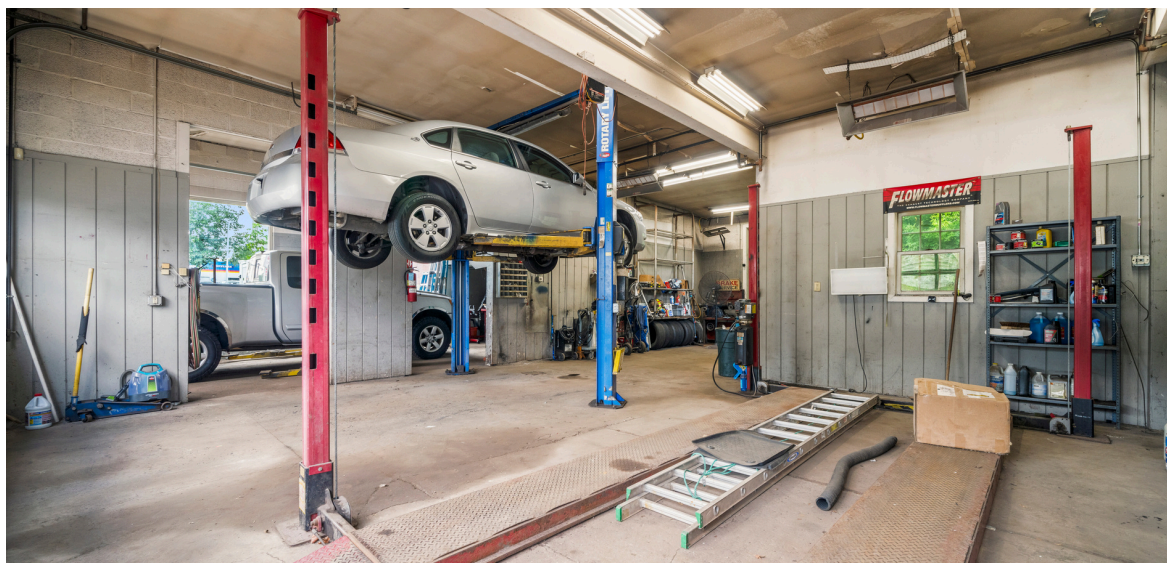


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