

WILLIAM RAVEIS



990 South Main Street, Athol

Exclusively Marketed By:

Selcuk Gokaltun, Sales Associate

William Raveis Brookline

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Brookline, MA 02467

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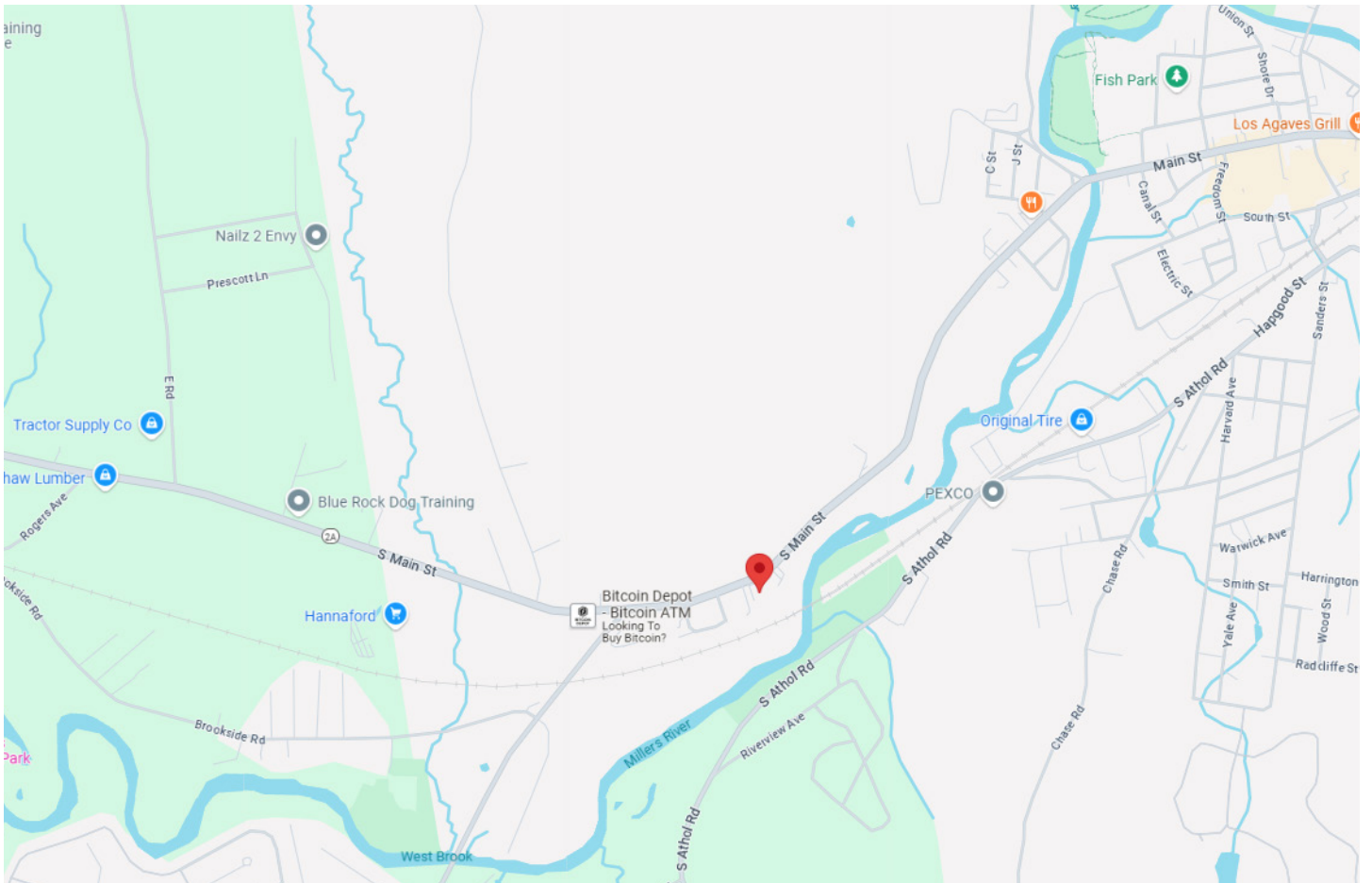
| RAVEIS.COM |

990 South Main Street, Athol

One address, multiple opportunities!

Opportunity knocks to own this multi-use 1.8-acre property with a turn-key auto sales and repair business in a prime location on busy South Main Street in Athol. Established in the early '80s, this well-known business combines auto repair with car sales under new ownership, offering excellent service, quality, and a loyal customer base. The property features 4 service bays, a waste oil heating system, and includes all 4 lifts, tools, fixtures, and equipment. The facility recently renovated its separate dealer and garage offices, which include a reception area, kitchen, one full and two 1/2 bathrooms, lots of storage, and a camera-equipped alarm system. A spacious parking lot currently accommodates 80-90 cars, with the potential to expand to 200 cars. The property also includes a multi-family home with 2 units, each with 2 beds and 1 bath, which can generate rental income. The sale includes both unlimited car sales and car repair licenses. Don't miss this turn-key business with great visibility and multiple income streams!







If your home is currently listed, please disregard this notice as it is not my intention to solicit other broker's listings. This information deemed reliable but not guaranteed.

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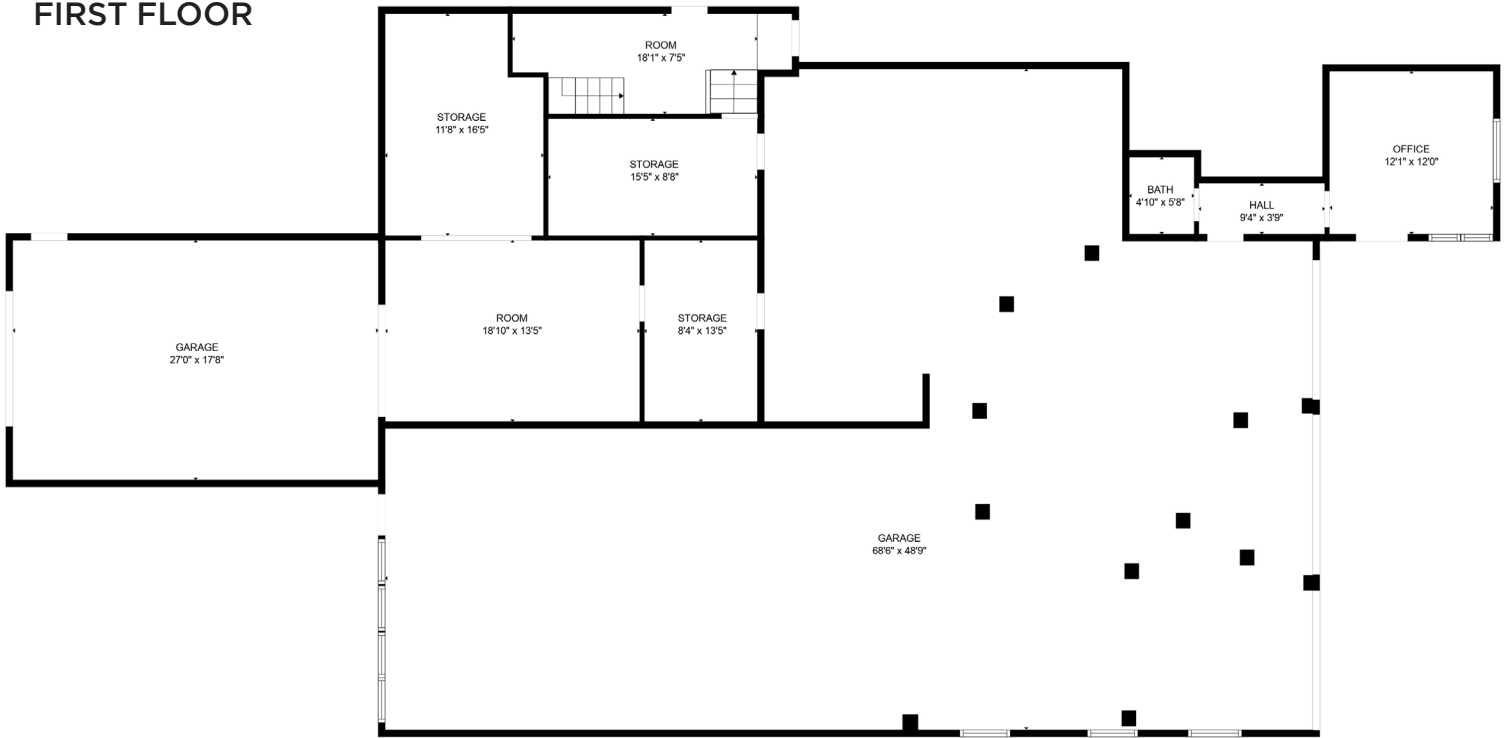
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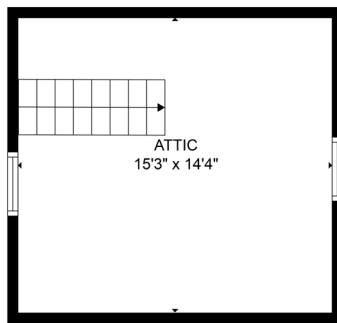
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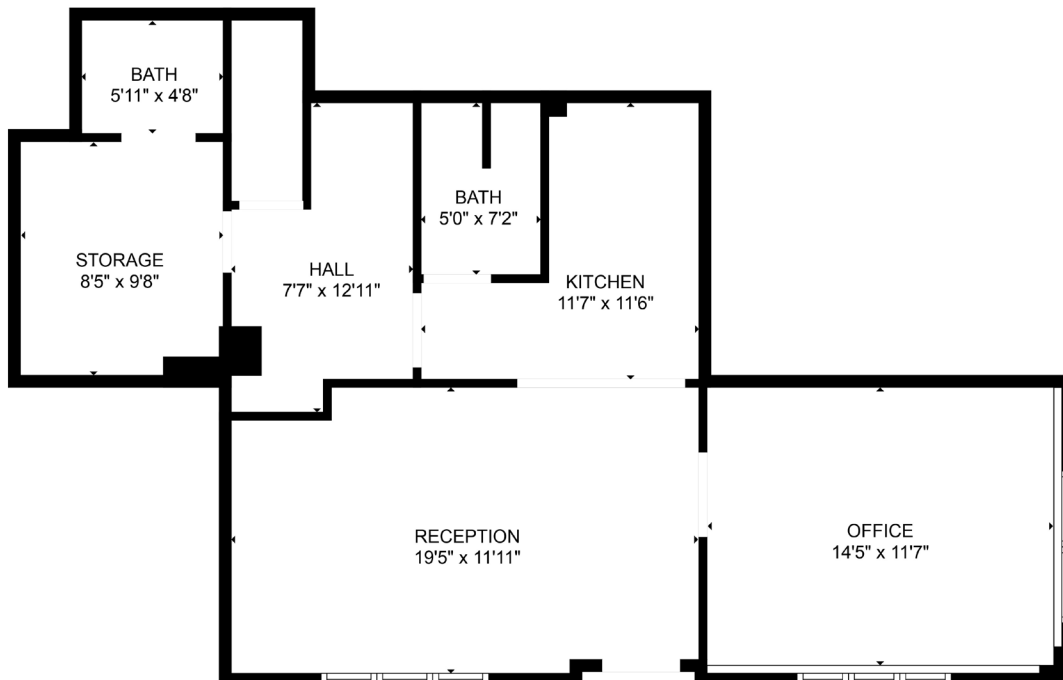
FIRST FLOOR



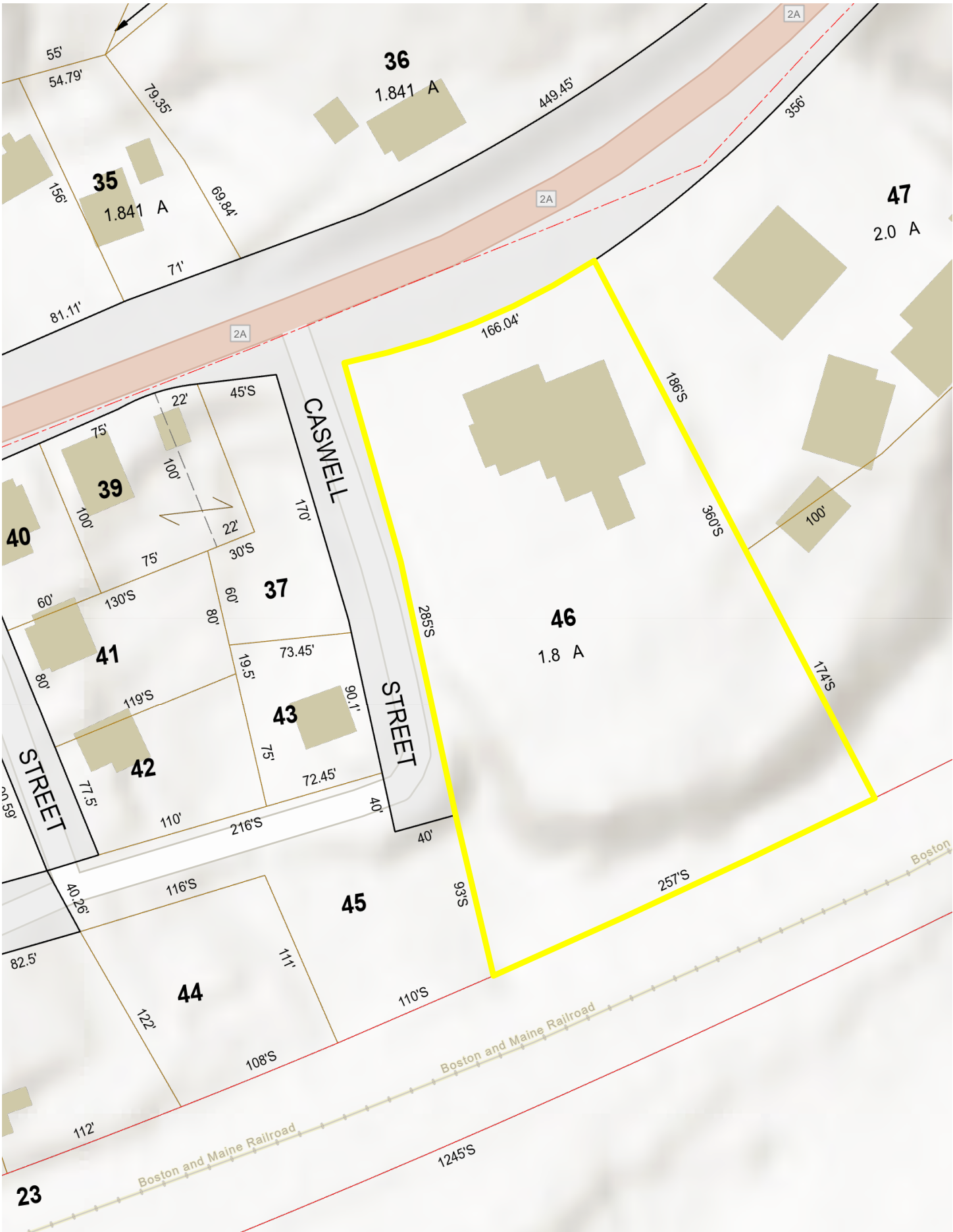
SECOND FLOOR



OFFICE



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Inclusions & List of Improvements *for 990 South Main Street in Athol, MA*

INCLUSIONS:

- All fixtures, equipment, and tools valued at approximately \$300k
- 4 lifts
- Unlimited car sales license and car repair license
- Some furniture, including table, chairs, and TV
- Staff and employees may be available to stay on, if desired by the new owner
- 2-family home with 2 units (each 2 beds, 1 bath); both units are leased
 - Tenants pay all utilities, plus snow removal and landscaping
 - 4 car parking for tenants (2 spaces per unit)

IMPROVEMENTS:

- Recently renovated the dealership and garage offices
- The backyard parking area has been significantly enlarged
 - Trees have been cleared and the land has been flattened, making it ready for additional parking
 - Parking lot currently accommodates 80-90 cars with the potential to expand to 200 cars

UTILITY EXPENSES:

- Ranges provided by current owner:
 - Electric: \$200/month
 - Heating: Very limited or zero heating cost, as the property uses waste oil from car repairs
 - Alarm system: \$30/month
 - Dumpster: \$250/month
 - Sewer (private): \$500 annually for maintenance



**MLS # 73314388 - New
Commercial/Industrial - Commercial**

**990 S Main St
Athol, MA 01331
Worcester County**

List Price: **\$1,450,000**

Directions: **Rte 2 to exit 77- left off the exit. Stay straight thru Athol center.**

Opportunity knocks to own this multi-use property with a turn-key auto sales and repair business in a prime location on busy S Main St in Athol. Established in the early '80s, this well-known business combines auto repair with car sales under new ownership, offering excellent service, quality, and a loyal customer base. The property features 4 service bays, a waste oil heating system, and includes all 4 lifts, tools, fixtures, and equipment. The facility has recently renovated separate dealer and garage offices, reception area, kitchen, one full and two 1/2 bathrooms, lots of storage area, and installed camera and alarm system. A spacious parking lot currently accommodates 80-90 cars, with the potential to expand to 200 cars. The property also includes a two-family home with two 2-bed, 1-bath units generating strong rental income. The sale includes both unlimited car sales and car repair licenses. Don't miss this turn-key business with great visibility and multiple income streams!

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	2	2,000	Land: \$105,800	Space Available For: For Sale
Office:	2	311	Bldg: \$389,400	Lease Type:
Retail:	1	520	Total: \$495,200	Lease Price Includes:
Warehouse:	1	4,000		Lease: No Exchange: No
Manufacturing:	0	0	# Buildings: 1	Sublet: No
			# Stories: 2	21E on File: No
Total:	6	6,831	# Units: 4	

Disclosures: **Rear Apt rebuilt after fire in 2010 per previous owner. Square Footage is estimated.**

Drive in Doors:	Expandable:	Gross Annual Inc:
Loading Docks:	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator:	Net Operating Inc:
# Restrooms:	Sprinklers:	Special Financing:
Hndcp Accessibl:	Railroad siding:	Assoc: Assoc Fee:

Lot Size: 78,408 Sq. Ft.	Frontage:	Traffic Count:
Acres: 1.8	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 80	Easements:
Lender Owned: No	Short Sale w/Lndr.App.Reg: Unknown	

Features

Construction: **Frame**
 Parking Features: **21+ Spaces**
 Roof Material: **Combination**
 Utilities: **Public Water, Private Sewer**

Other Property Info

Disclosure Declaration: **No**
 Exclusions: **Cars inventory not included in the sale.**
 Year Established: **1930**
 Year Established Source: **Public Record**

Tax Information

Pin #: **M:00020 B:00046 L:00000**
 Assessed: **\$495,200**
 Tax: **\$6,353** Tax Year: **2024**
 Book: **69173** Page: **303**
 Cert: **00000000040317**
 Zoning Code: **CB**
 Zoning Desc: **Legal Conforming**
 Map: Block: Lot:

Compensation

Sub-Agency: Buyer's Broker:
 Facilitator:
 Compensation Based On: **Compensation Offered but Not in MLS**



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