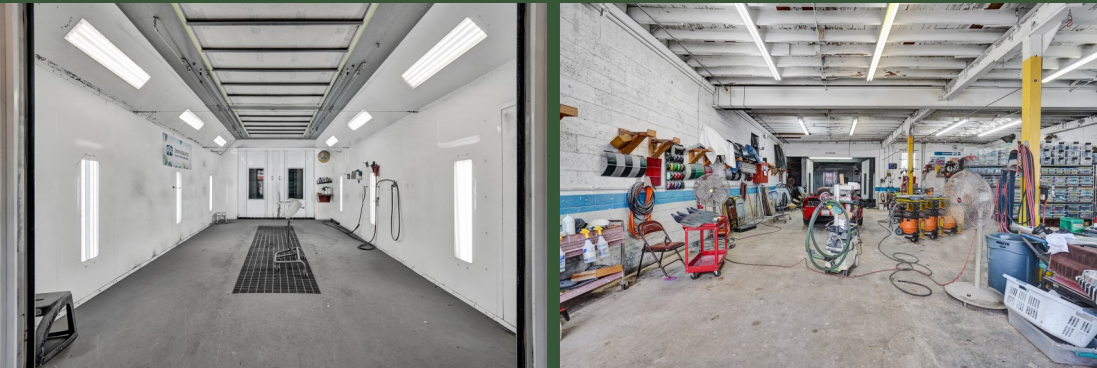


**TOBIN**

FOR SALE

OWNER FINANCING NEGOTIABLE!!**RAVENSWOOD PAINT & BODY &****ADJACENT RESIDENTIAL INCOME HOUSE****119 - 121 SE 1st Avenue, Dania Beach, FL 33004**

Tobin Real Estate is pleased to exclusively represent Ravenswood Paint and Body Shop 121 S.E. 1st Avenue, Dania Beach, Florida 33004 and its adjacent Residential Income property 119 S.E. 1st Avenue, Dania Beach, Florida 33004, which presents an incredible opportunity for an owner/user to purchase a very rare fully licensed and equipped Paint and Body Shop and have residential income monthly. Ravenswood Paint and Body was established in 1973 and is a second-generation family owned and operated full-service collision repair facility in business for over 40 years, as well as a Hot Rod and Classic Car Restoration Shop. This shop is a full-service automotive facility capable of performing any size automotive jobs. The two properties must be sold together. All equipment is negotiable with the purchase.

This shop is a freestanding full-service automotive facility built in 1959 and is 6,297 gross leasable square feet. The business is not for sale. Owner is retiring. The residential single-family home is freestanding and is adjacent to the body shop and was built in 1955 (2 bedrooms, 1 bathroom) with 759 square feet under air conditioning. The combined land is 25,282 square feet.

The property is currently Zoned City Center but is Grandfathered in as an Auto Paint and Body Shop with all licenses and approvals, which includes Hazardous Materials Permit, Broward County Body Repair/Paint License and Broward County Business Tax Receipt. The property is immaculately maintained.

Tested. Trusted. Tobin.

Investment

Highlights

- Built 1955
- GLA 6,297 S.F.
- Residential Single Family Home is a 2/2 & 759 square feet.
- Located one block east of US-1 & Stirling Road
- Full-Service Automotive Facility
- Free standing building
- Easy ingress and egress
- Over 88,885 VPD on US-1
- Ample parking
- Average Household Income within a 5-mile radius \$78,174.00
- 279,420 full-time residences within a 5-mile radius
- Multiple traffic drivers in immediate area

Call for Pricing!!**Louie Granteed****Senior VP of Real Estate****1101 Ben Tobin Drive****Hollywood, Florida 33021****954-868-4163****LGranteed@TobinRealEstate.com**