



712 S State Hwy 78, Farmersville, TX 75442

**\$3,199,000**

78 Quick Lube and Tire

Business for Sale | 6.90% CAP | 4,680 SF



MaryCarmen Estes DDS  
TX 0810614  
214.284.8989

Listing Added: Today

Listing Updated: Today



## Details

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|                  |                              |                  |                          |
|------------------|------------------------------|------------------|--------------------------|
| Asking Price     | <b>\$3,199,000</b>           | Property Type    | <b>Business for Sale</b> |
| Subtype          | <b>Business and Building</b> | Square Footage   | <b>4,680</b>             |
| Cap Rate         | <b>6.90%</b>                 | Occupancy        | <b>100%</b>              |
| NOI              | <b>\$221,000</b>             | Units            | <b>2</b>                 |
| Year Built       | <b>2006</b>                  | Buildings        | <b>2</b>                 |
| Stories          | <b>2</b>                     | Permitted Zoning | <b>Commercial</b>        |
| Lot Size (sq ft) | <b>43,560</b>                | APN              | <b>R079000000X11</b>     |
| Ownership        | <b>Sole Ownership</b>        |                  |                          |

## Marketing Description

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Profitable Business with 6.9% cap rate. This company has great visibility, is located on 78 Highway Frontage, and right off Highway 380. With a traffic count of about 15,000 cars per day. Oil base are built to structurally hold heavy fire trucks. The second building has a 4 lift. Included in the sale is the current inventory, customer list and website. Great opportunity for owner operator or corporate I

**Excludes:**School Buses, personal Laptop and personal tools

## Investment Highlights

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6.9% CAP- Profitable Auto Mechanic Business in a highly visible location in rapidly growing area (Farmersville Texas)

## Location (1 Location)

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Property Photos (6 photos)

