

AUTO REPAIR & TRANSMISSION CENTER FOR SALE



PROPERTY HIGHLIGHTS

- **Building:** 5,355± SF plus mezzanine offices/storage
- **Land:** 0.344 Acres (includes 50' x 100' fenced parking lot)
- **Block:** 91, **Lots:** 10 and 11
- **Sale Price:** \$1,950,000
- **Zoning:** C1 (Neighborhood Commercial District)
- **RE Taxes:** \$18,520 (2024)
- **HVAC:** Oil Fired Hot Water Boilers for heat; one unit (rear) is natural gas. Window A/C in office areas.
- **Utilities:** All public utilities on-site
- **Electric:** 65 Amp- 110/220V
- **Plumbing:** Two bathrooms, mezzanine full bath and kitchen
- **Loading:** 8 drive-in bays (including 1 truck door)
- **Ceiling Height:** 12' front and 14' rear (approximately)
- **Parking:** 20+ paved parking spaces AND additional 50 x 100' fenced parking lot.
- **Other Amenities:** More than 50 year-old family business available turnkey. 3 Weaver & Rotary in ground lifts, 2 Weaver Above including Ground Lifts, 1 Globe Electric Above Ground Lift, 2 Air Compressors.



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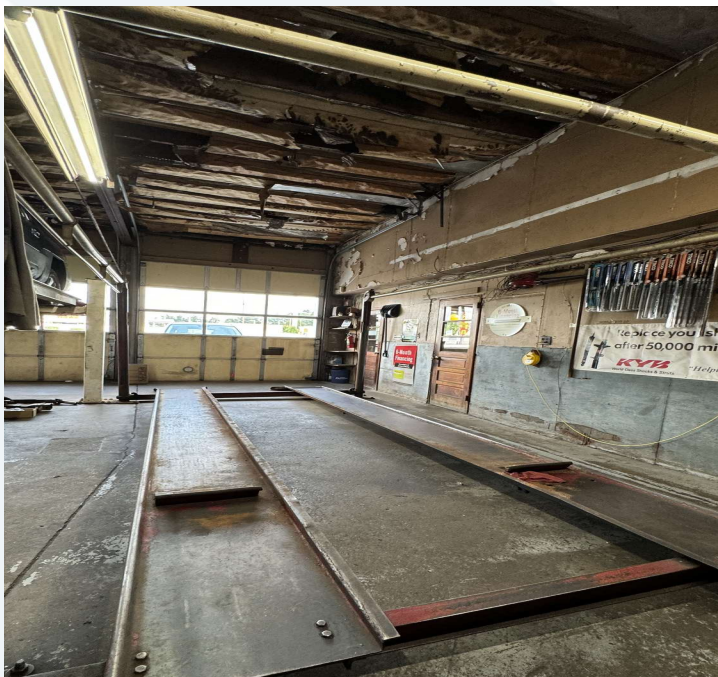
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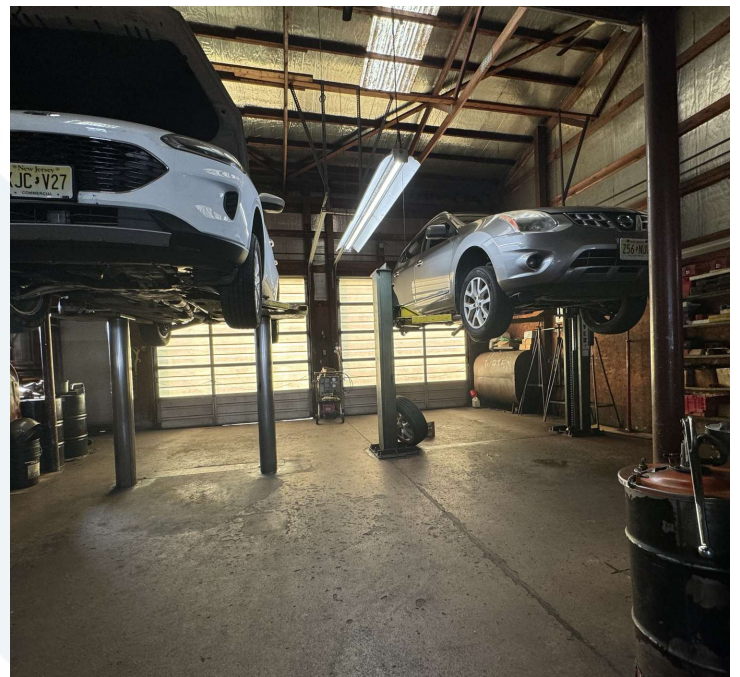
EXTERIOR PHOTOS



Main Lift Area



Main Lift Area - Lift 1



Rear Lift Area

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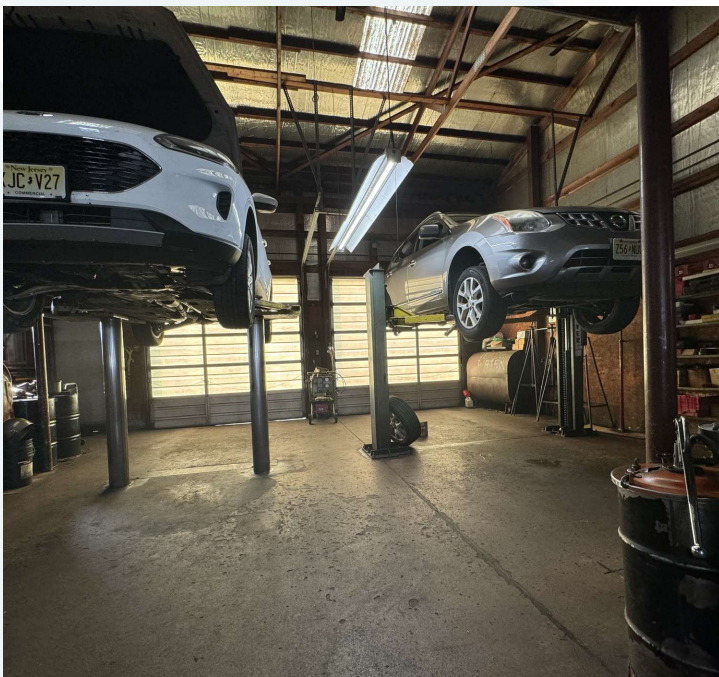
REPAIR SHOP AREAS



Main Lift Area



Main Lift Area - Lift 1



Rear Lift Area



Rear Lift Area 2

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TRUCK BAY



Truck Bay



Truck Bay Work Area

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RECEPTION/OFFICE



Reception Area



Main Office

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MEZZANINE



Mezzanine Office Area 1



Mezzanine Office Area 2



Mezzanine Kitchenette



Mezzanine Bathroom

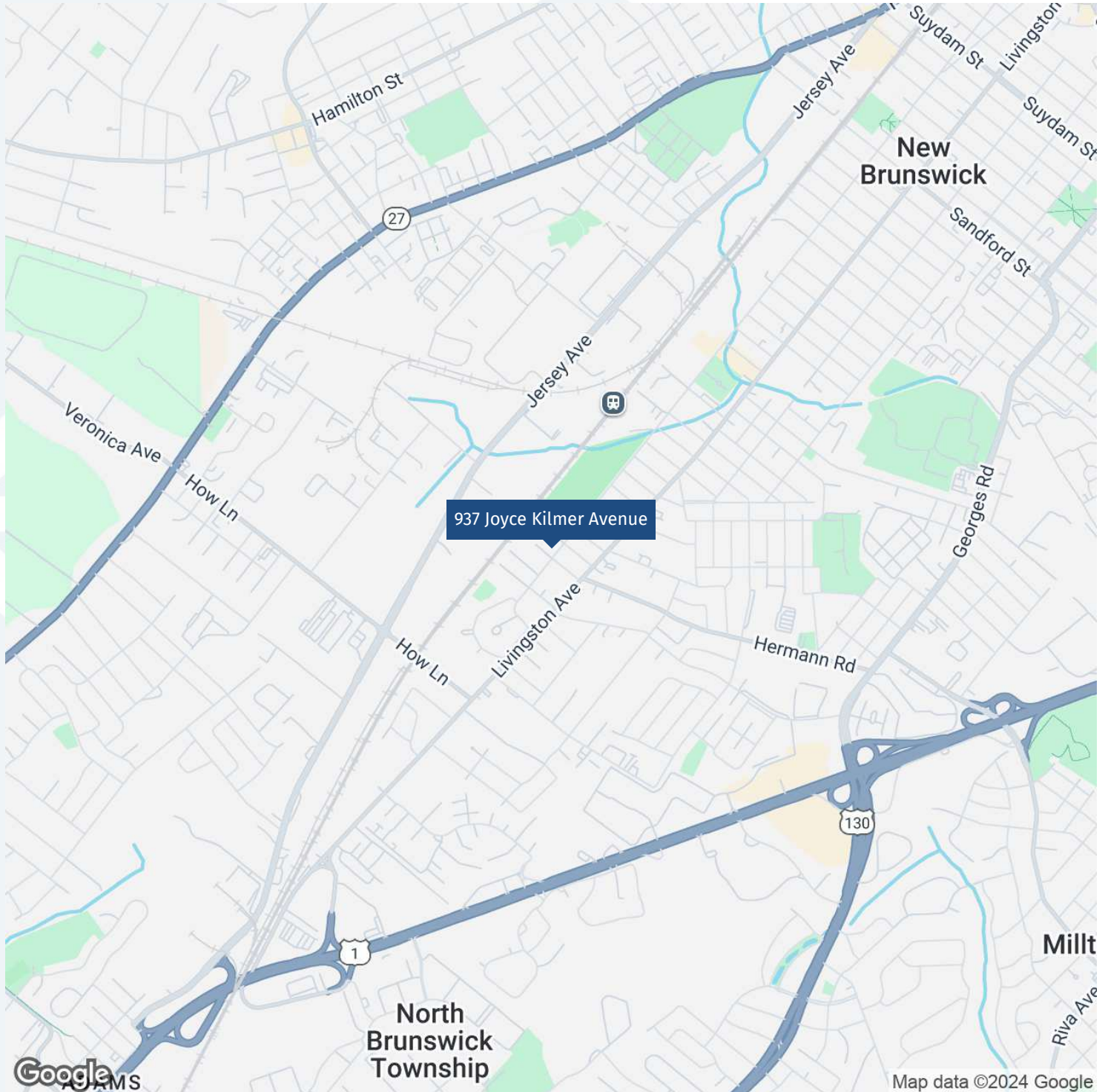
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LOCATION MAP



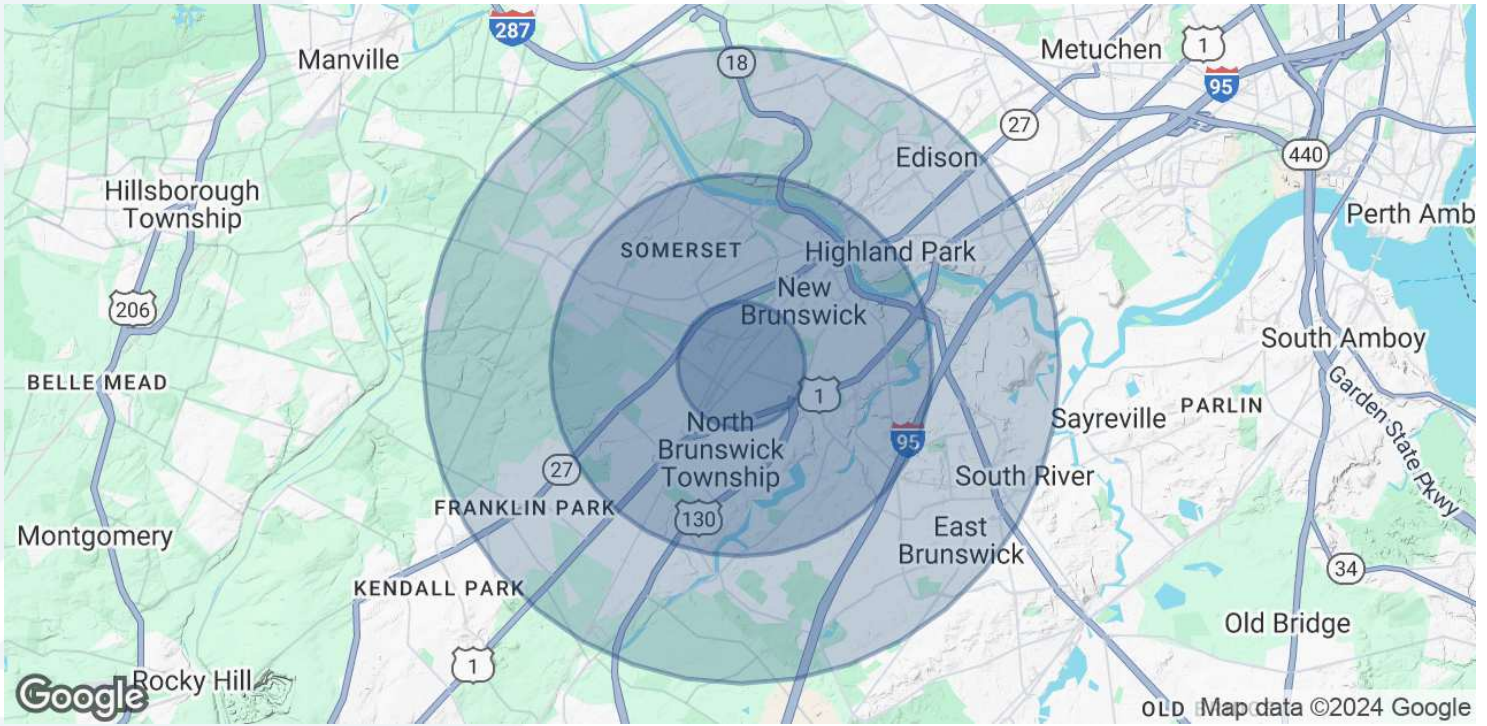
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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 15,576 | 133,731 | 263,469 |
| Average Age | 38 | 36 | 38 |
| Average Age (Male) | 36 | 35 | 37 |
| Average Age (Female) | 39 | 37 | 39 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 5,206 | 42,837 | 86,868 |
| # of Persons per HH | 3 | 3.1 | 3 |
| Average HH Income | \$99,984 | \$115,234 | \$134,096 |
| Average House Value | \$412,256 | \$459,089 | \$468,891 |

Demographics data derived from AlphaMap

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