

FOR SALE



AUTO REPAIR/TIRE RETAIL SHOP

2408 FRENCH AVE (US Hwy 17-92), SANFORD, FL 32773

ROOF REPLACEMENT COMPLETED 2023,
COST = \$100,000 +/-

FF&E INCLUDED – LIFTS, ALIGNMENT RACK, ETC
SEE INVENTORY PAGE 5
EXISTING BUSINESS INCLUDED, NO COST FACTOR
ANNUAL GROSS = \$600,000 +/-



PROPERTY HIGHLIGHTS

- 4,750 SF +/- 5 x Front Load Bays (1 Drive Thru Bay)
- 750 SF +/- Office/Guest Area 4,000 SF +/- Service Area
- Interior Bays: 6 Bays (Possible convert to 10 bays/5 doubles)
- Tire and/or Part Storage Area = 1,500 SF +/-
- Exterior Bays: 5 Bays (4 are Canopy Covered)
- Building Bypass Lane on the N & S sides of building – easy vehicle re-positioning front or rear of property
- Property Bounded by Parallel Roads: Maple & US 17-92
- Ingress/Egress: US Hwy 17-92 – All Directions
- Land Size: .73 acres +/- Muni: City of Sanford
- Frontage US Hwy 17-92: 122 linear Feet
- Close to: SR 417, SR 46, I-4, Historic Dwntrn Sanford
- Purchase Price: \$2,127,095 Cost PSF: \$448



Scott Garrett

BOSS Commercial Real Estate
Licensed Commercial Real Estate Broker
Cell: 407-733-8159
Fax: 321-549-6269
Scott@BossCRE.com
www.BossCRE.com

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RETAIL AERIAL OVERVIEW VICINITY OF PROPERTY



4 POST
HEAVY LIFT

APPROACH TO REAR OF BUILDING
MAPLE AVE ENTRANCE

LANE BYPASS
NORTH SIDE BLDG

4 BAYS, CANOPY COVERED

LANE BYPASS
SOUTH SIDE BLDG

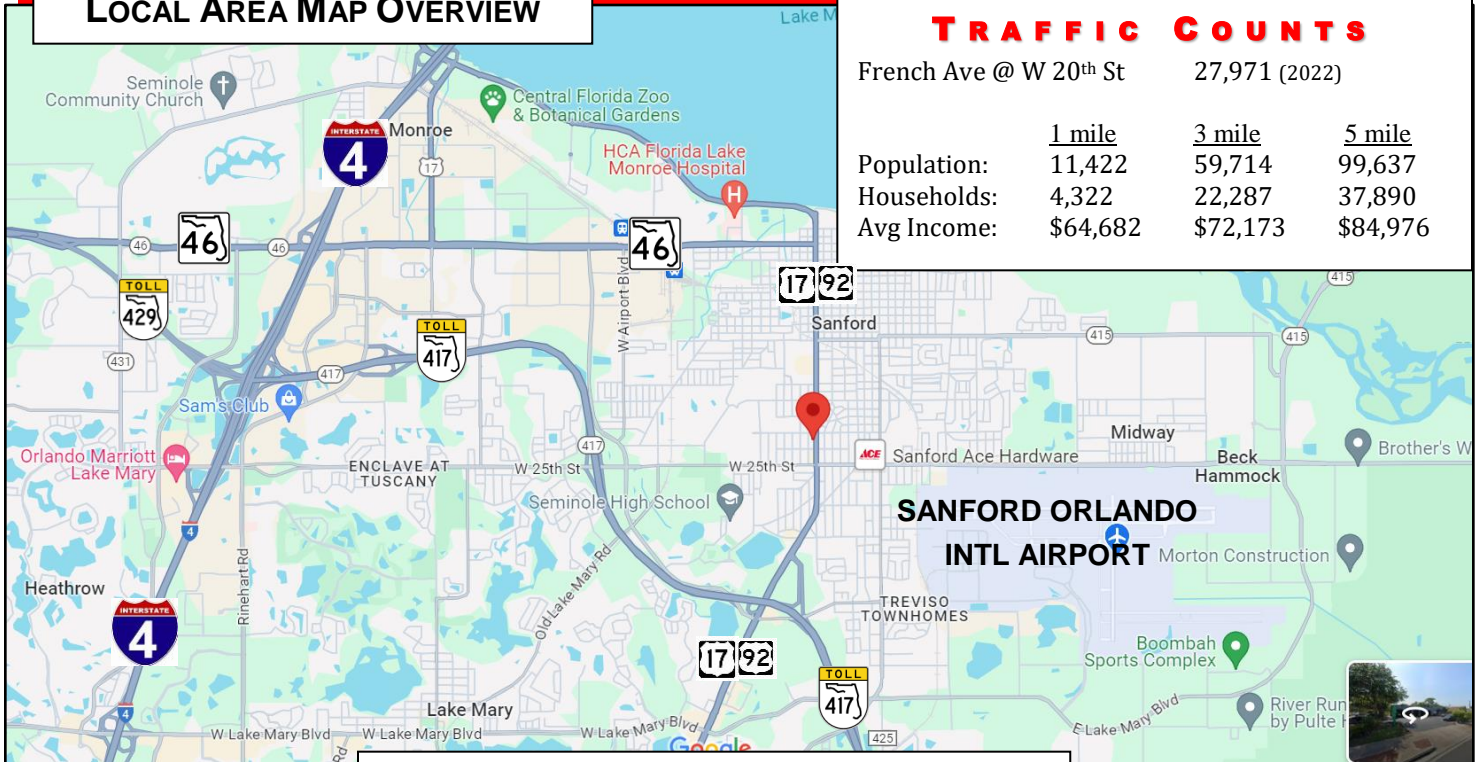
DRIVE THRU BAY

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LOCAL AREA MAP OVERVIEW

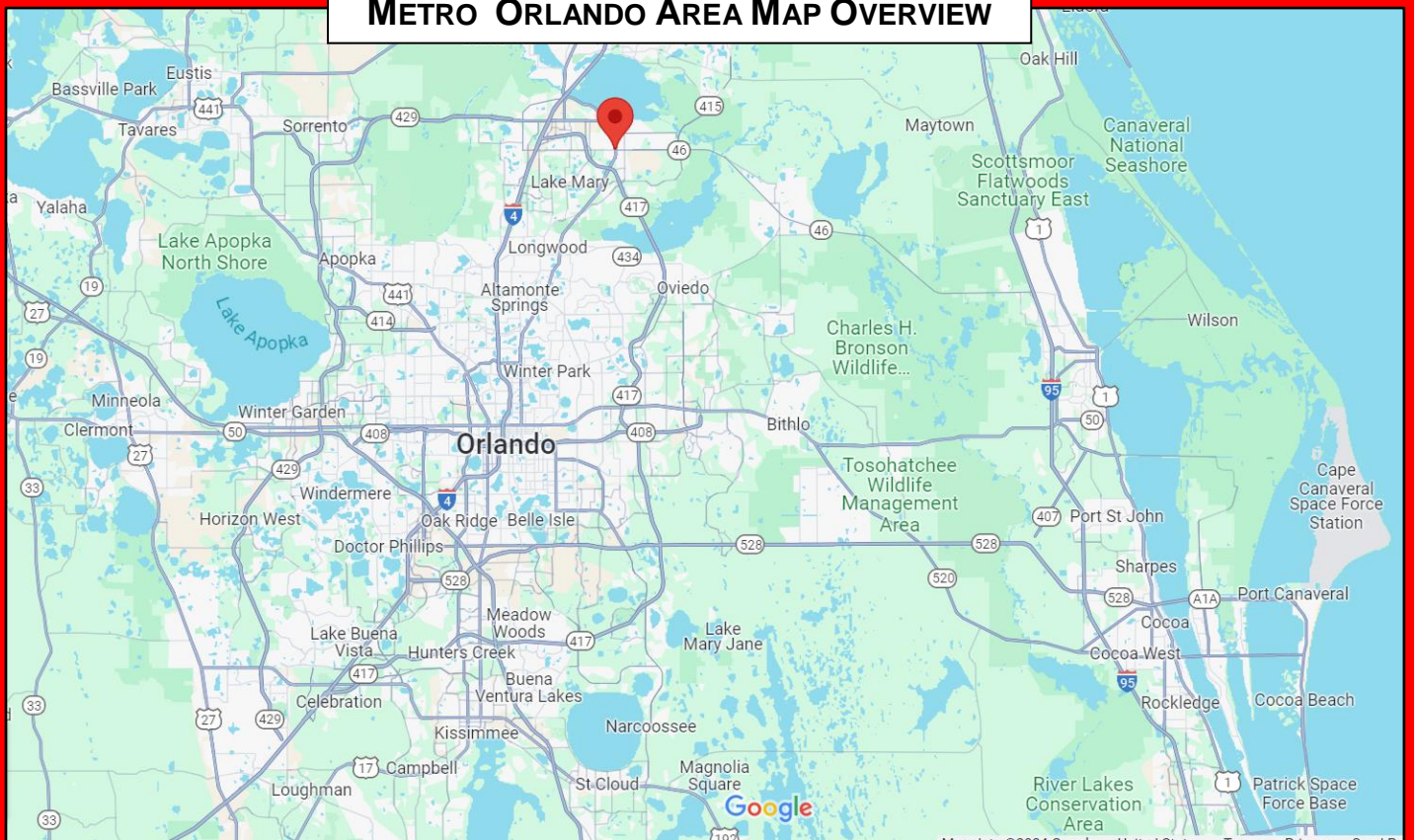


TRAFFIC COUNTS

French Ave @ W 20th St 27,971 (2022)

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	11,422	59,714	99,637
Households:	4,322	22,287	37,890
Avg Income:	\$64,682	\$72,173	\$84,976

METRO ORLANDO AREA MAP OVERVIEW

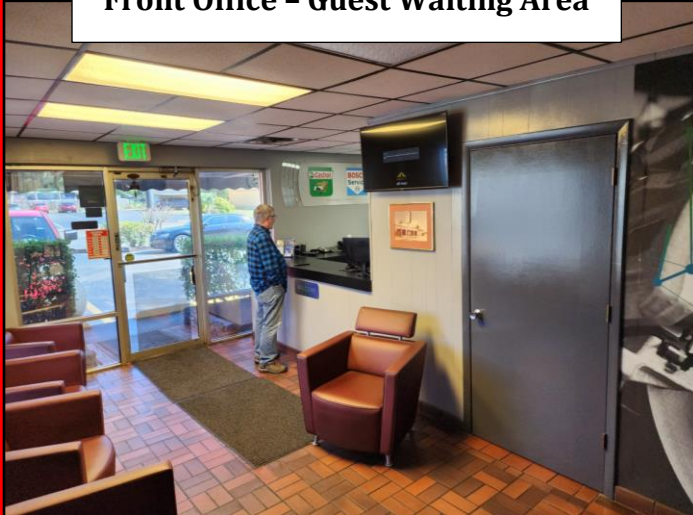


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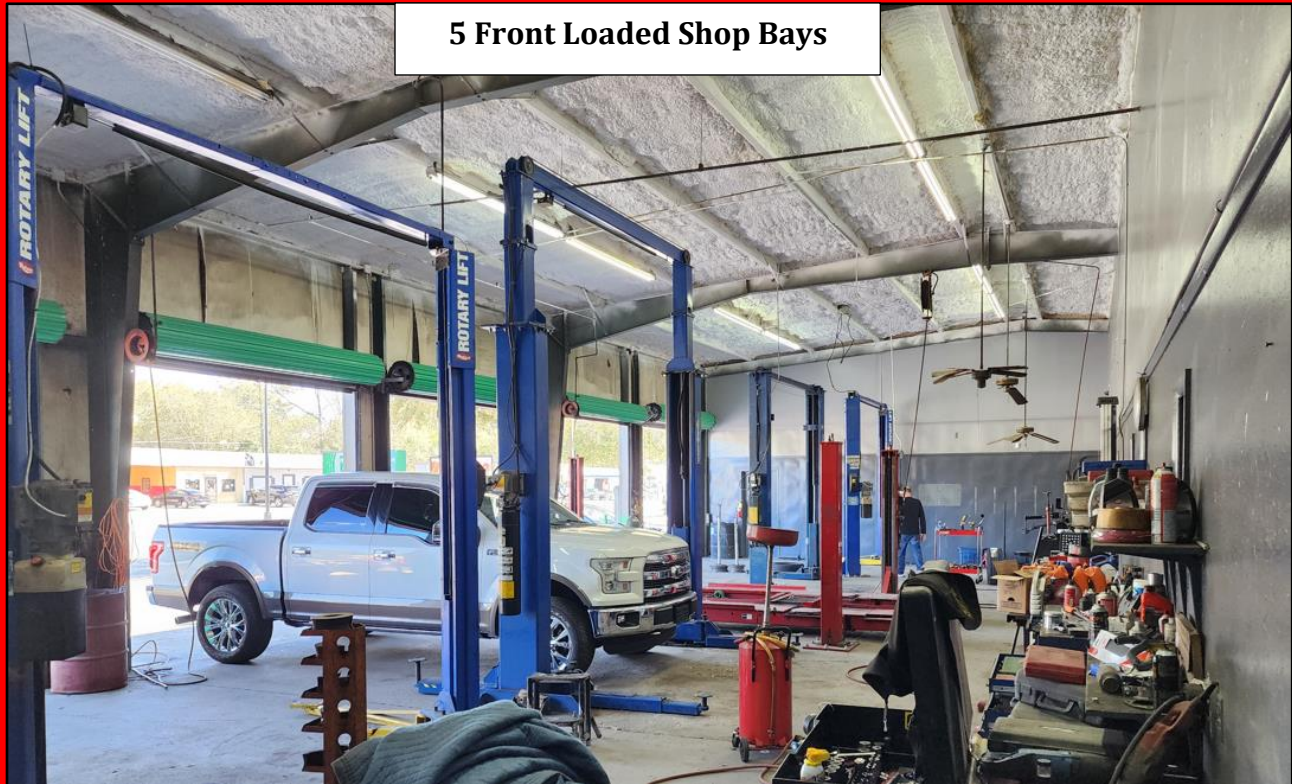
Front Office - Guest Waiting Area



Manager's Office



5 Front Loaded Shop Bays



CONTACT

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EQUIPMENT STAYS WITH PROPERTY

BIG T Equipment List

<u>ITEM</u>	<u>Est VALUE</u>
2- Rotary Twin Post 10,000 lbs Lift 2 @ \$6,500.	\$13,000.00
2- Forward Twin Post 9,000 lbs Lift 2 @ \$6,500	\$13,000.00
1- Forward Twin Post Lift	\$15,000.00
1- Four Post 28,000 Lift	\$15,000.00
1- Hunter 4 Post 14,000 lbs Alignment Lift With twin built in 7,000lbs Jacks	\$20,000.00
1- John Bean Visualiner Alignment Machine	\$20,000.00
1- Ravaglioli Rim Clamp Tire Machine	\$ 7,995.00
1- Coats 1050 Tire Balancer	\$ 3,500.00
1- Huth Pipe Bender	\$ 8,500.00
1- AAmco Brake Lath	\$ 500.00
1- Snap On Smoke Machine	\$ 1,600.00
1- Champion Air Compressor	\$ 3,500.00
1- Snap on MM 140SL Welder	\$ 2,500.00
1- Snap On Zeus Diagnostic Center	\$13,000.00
TOTAL	\$137,095.00

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