

FOR SALE – TURNKEY AUTO MECHANIC & PAINT/BODY FACILITY WITH EXPANSION LAND

5830 Plaza Parkway, Douglasville, GA 30134



Investment Highlights

Heavy daytime traffic and excellent street visibility Easy access with front and rear street entrances Ample paved and lighted parking on fully fenced 1.4-acre lot Six (6) roll-up doors and seven (7) hydraulic lifts Computerized diagnostic bays and two (2) A/C service machines Fully equipped paint & body suite with mixing room, lighted/vented paint booth, and drying booth Professional office build-out with lobby, kitchen, and two restrooms Owner retiring – move-in ready opportunity for owner-user or investor Expansion potential with additional land and flexible C-1 zoning

Property Facts

Sale Type	Owner User
Property Type	Commercial / Industrial
Subtype	Auto Repair / Flex / Warehouse
Building Class	B
Lot Size	±1.4 Acres
Rentable Building Area	±7,800 SF
Stories	1
Year Renovated	2024
Tenancy	Single
Clear Ceiling Height	±18 ft
Drive-In Doors	6
Zoning	C-1 (Commercial)

Amenities

Fenced and lighted lot Front and rear street access Paint booth with mixing and drying rooms
Air-conditioned office and reception area Two restrooms Fully equipped auto mechanic and body shop
Breakroom / kitchen area

Financials

Taxes and operating expenses are confidential and available upon request.



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