

## **308 W Avenue B &nbsp;|Major Automotive Repair Shop**

308 W Avenue B, Garland, TX 75040

### **Dania Ibrahim**

Signature Real Estate Group

2204 Park Springs Blvd,Arlington, TX 76013

[Dania2Allan@gmail.com](mailto:Dania2Allan@gmail.com)

(901) 500-6395

# 308 W Avenue B

## Major Automotive Repair Shop

\$2,100,000

FOR SALE | \$2,100,000 | ±13,500 SF | ±0.77 ACRES  
Rare owner-user, investment, or redevelopment opportunity in a prime location with substantial existing automotive infrastructure and additional land for future potential. The property offers approximately 13,500 SF currently configured for automotive service, including: 9 grade-level garage doors 7 vehicle lifts High ceilings Approximately 27 parking spaces 3 existing restrooms with the ability to add a 4th Multiple office spaces Lobby/reception areas Newly renovated office space Existing shelving and storage Rear storage/overflow area Existing pole signage Ability to configure the building for multiple users A major highlight of the property is the additional land located behind the existing building, creating potential for expansion, additional building area, retail, flex/warehouse space, or other commercial development subject to City approval. The existing automotive infrastructure combined with the additional land, parking, visibility and flexible building configuration creates a unique opportunity for an owner-user, investor or developer. Sale Price: \$2,100,000 All information including square footage, acreage, parking, zoning, permitted uses, ability to add an additional restroom and future development or expansion potential must be independently verified with the City and applicable authorities. Information is provided for marketing purposes only and is not guaranteed....

- Prime Downtown Garland with excellent Visibility and easy access
- 13500 SF Automotive Facility on ±0.77 acres with 9-grade-level doors
- HC- Heavy Commercial Zoning allowing MAJOR AUTOMOTIVE REPAIR classification.



|                       |                          |
|-----------------------|--------------------------|
| Price:                | \$2,100,000              |
| Property Type:        | Retail                   |
| Property Subtype:     | Auto Repair              |
| Sale Type:            | Investment or Owner User |
| Lot Size:             | 0.77 AC                  |
| Gross Building Area:  | 13,500 SF                |
| Sale Conditions:      | Lease Option             |
| No. Stories:          | 1                        |
| Year Built:           | 1984                     |
| Tenancy:              | Multi                    |
| Parking Ratio:        | 2/1,000 SF               |
| Clear Ceiling Height: | 14 FT                    |
| Zoning Description:   | HC                       |

APN / Parcel ID: 26142500060030000

Walk Score ®: 50 (Fairly friendly)



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## Major Tenant Information

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| Tenant   | SF Occupied | Lease Expired |
|----------|-------------|---------------|
| ABG Auto | -           |               |



**308 W Avenue B, Garland, TX 75040**

## Property Photos



## Property Photos



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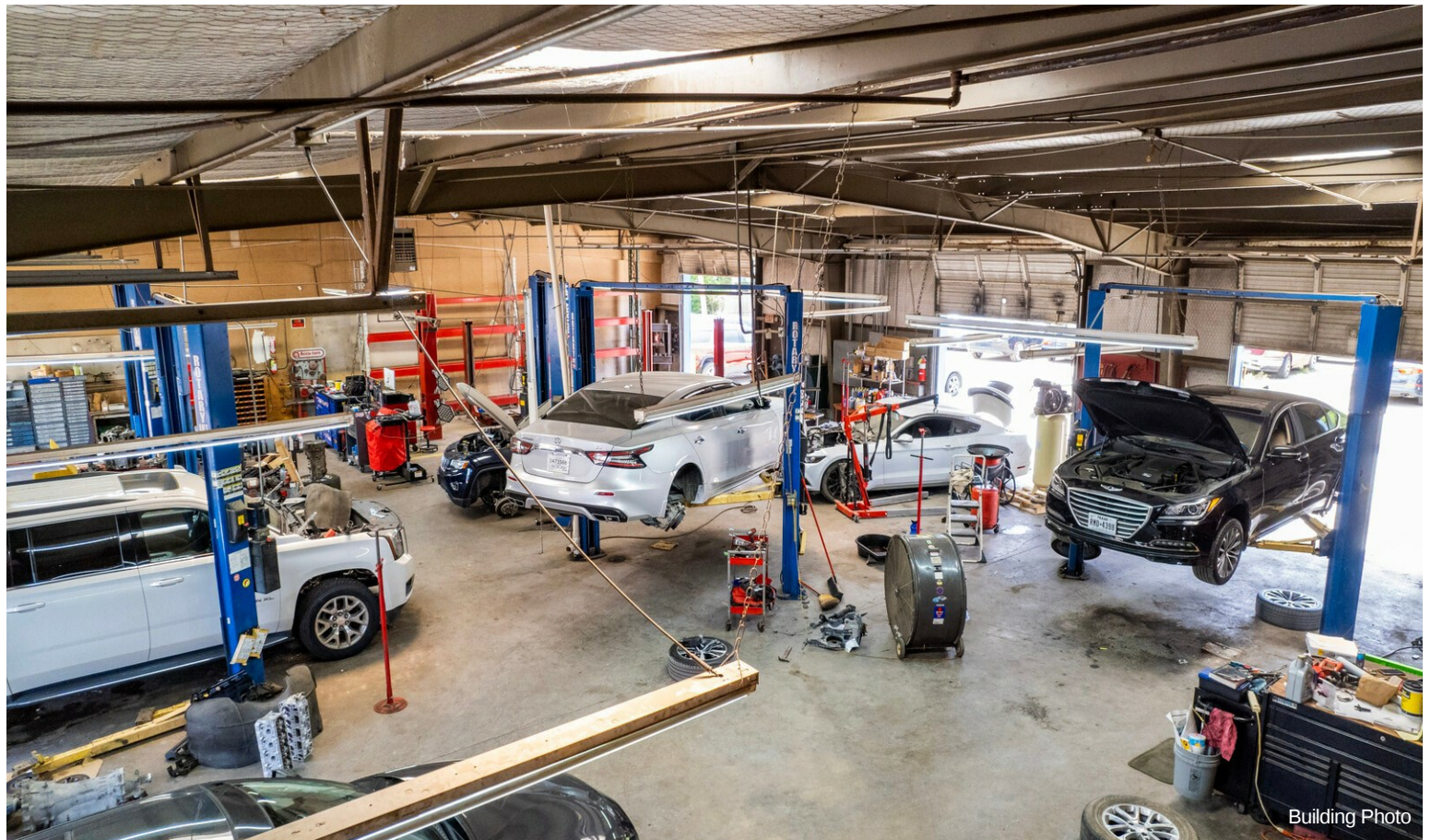


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## Property Photos



## Property Photos



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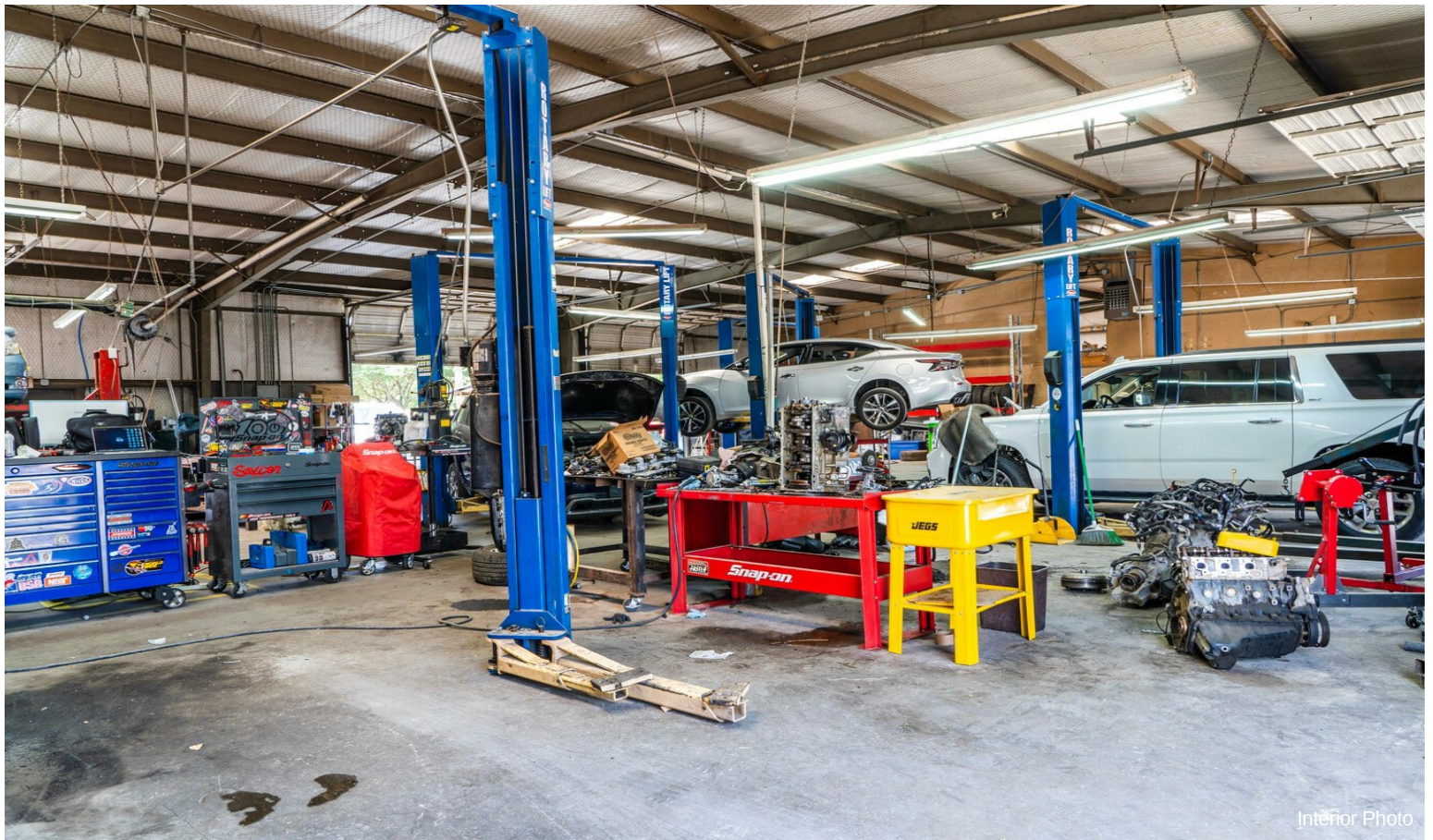
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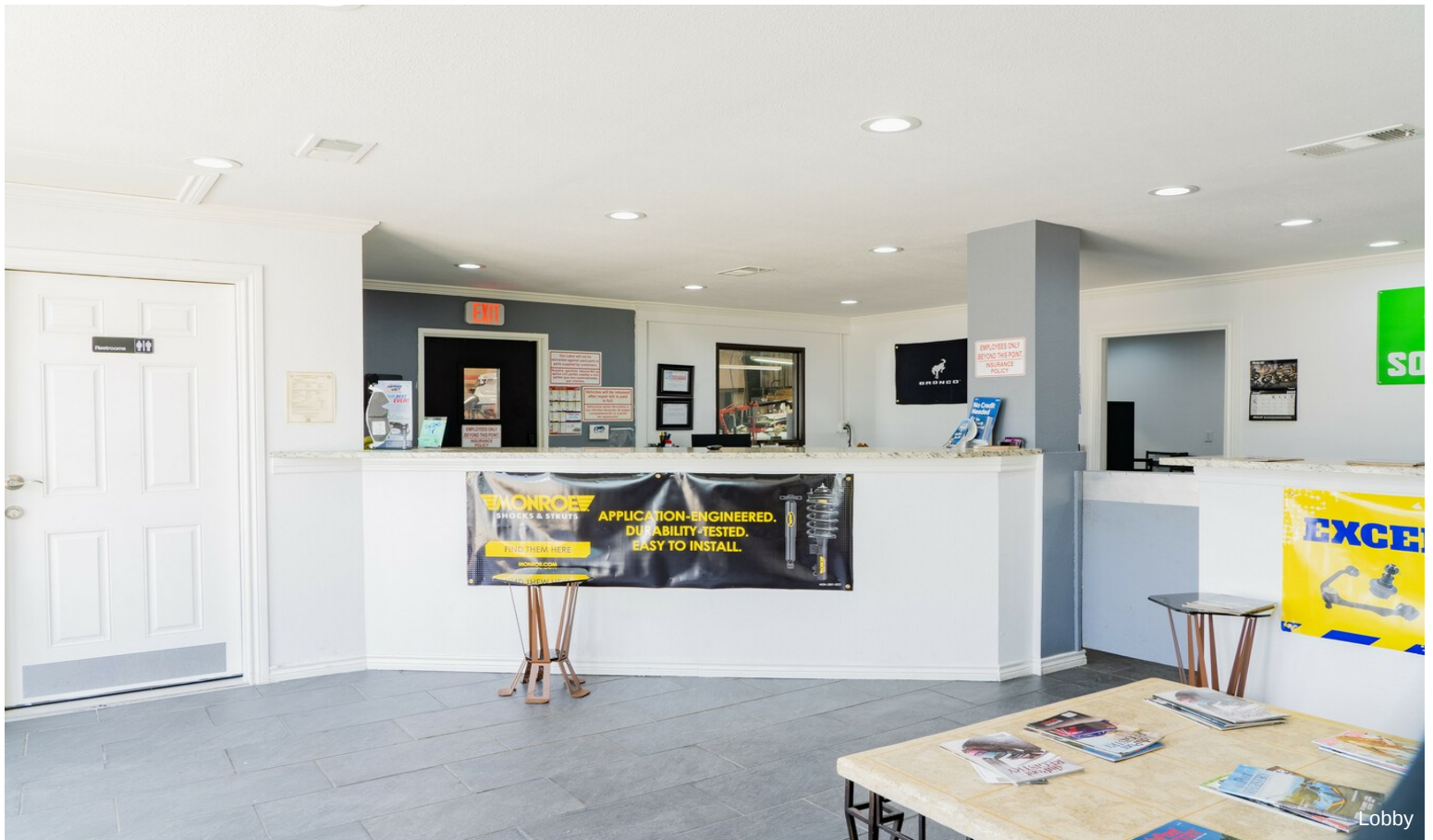
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## Property Photos



Interior Photo



Lobby

## Property Photos



Lobby