

INVESTOR ALERT: PRIME INDUSTRIAL & AUTOMOTIVE OPPORTUNITY!

4001 S Buckner Blvd, Dallas, TX 75227

A Rare Turnkey Investment with Strong Returns!

Don't miss this exceptional chance to acquire a meticulously maintained industrial and automotive property, strategically located in Southeast Dallas. Boasting superb visibility and unparalleled access to major highways, this investment offers immense potential for sustained growth and profitability. This sale includes the **operating business**, providing an immediate revenue stream!

PROPERTY HIGHLIGHTS

Investment Details

\$4,599,000

6% Cap Rate

Occupancy: 100% Tenant Occupied (Operating Business Included!)

Property Specifications

Square Footage: 16,500 SF across 3 modern buildings

Lot Size: 2 Acres -

Expansive and functional!

Property Type: Industrial & Automotive

Zoning: PD366, Dallas - Industrial, Automotive

Key Features



72+ Parking Spaces



Easy Access to I-30, I-635, and Highway 175



3 Separate Buildings



Fenced Lot with 24-Hour Access



Shop Equipment & Security System Included

INCLUDED SHOP EQUIPMENT

- Challenger 2 POST left 10K LB PART# CHLSRM10 (x2)
- CHALLENGER SCISSOR LIFT 10K LB PART # CHL18000 (x2)
- OEM FOLDING ENGINE SHOP CRANE PART # 24830
- TIRE CHANGER K & L BLUE COLOR
- TIRE CHANGER BASELINE PART # AMM85002300
- HUNTER ALIGNER WITH PREMIUM CABINET & 24 INC SCREEN
- HUNTER FULLY INTEGRATED ALIGNMENT 14000 LB PREMIUM SCISSOR RACK, LONG DECK
- HUNTER SMARTWEIGHT TOUCH HIGH-CAPACITY BALANCER
- NORCO 22 TON HUNTER PRESS WITH ADAPTORS
- 10 HP ENCLOSED ROTARY SCREW SCHULTZ COMPRESSOR (x2)
- MOHAWK 16000 LB CAPACITY 2 POST ABOVE GROUND LIFT
- 275-GAL VERTICAL ROTH TANK WITH PUMP PANTHER (x3)
- 400-GAL ROTH TANK WITH BATTERY ALARM
- ROLLING PIT DRAIN (x2)
- 18-WHEELER TIRE BALANCE ATLAS
- IMPACT GUN (x3)
- REFRIGERATOR
- MICROWAVE

INCLUDED FURNITURE

- Office Desk - white (2)
- Sales Office Desk (3)
- Flat Screen TV - 75 inch (4)
- Flat Screen TV - 60 inch (6)
- Conference Table (1)
- Conference Table Chairs (6)
- Metal Desk (1)
- Bar Table (2)
- Bar Stools/Seating (6)
- Waiting Area Sofa (2)
- Office Sofa (1)
- Sage One Touch System (2)

PROPERTY VIEWS



Main Entrance Area



Mechanic shop interior bay



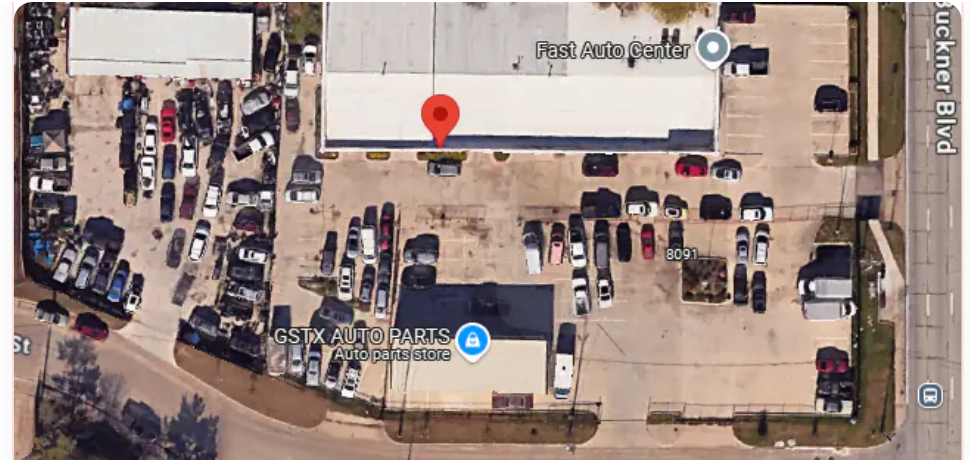
Mechanic shop exterior bay



Reception Area



Additional buildings exterior



Lot map

(Click on images for higher resolution views.)

This is an ideal opportunity for investors seeking a high-performing asset with immediate returns and long-term value. Whether you're an experienced investor or looking to expand your portfolio, 4001 S Buckner Blvd presents a truly compelling and complete proposition.

Contact Nurma Today!

Unlock the potential of Dallas's Commercial Real Estate Market!

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(Disclaimer: All information deemed reliable but not guaranteed. Buyer to verify all information. Price and terms subject to change without notice.)