

FOR SALE

VERY SUCCESSFUL BODY SHOP BUILDING, LAND AND BUSINESS 1935 W Edgewood Drive, Port Angeles, WA 98363



PROPERTY HIGHLIGHTS

- **Asking Price: \$2,800,000**
- Well located on approximately 1 acre of industrial zoned land at intersection adjacent to airport
- Two buildings: a well built office with storage of 2,550 sq ft and large shop building of 7,000 sq ft, and 55,000 sq ft of paved parking
- Gross sales about \$650,000/year with great upside
- Almost all major businesses in this area are customers including, but not limited to: Washington State fleet for 2 counties, Clallam County Sheriff Department and Port Angeles Police, 3 major tribes, Fed Ex, Budget, Hertz, and Port Angeles School District and many more.
- Owner at full capacity and turns away business. With more employees and effort business will expand greatly. Booked 3 months out. Owner wants to retire.
- Building has 9 bays, 2 paint booths, deluxe oversized prep booth, heated downdraft booth, compressor room and much more. Can handle 15 cars at a time.
- Confidential listing shown only by appointment. Contact listing broker.



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