



## **Bargain Auto Parts & Recycling**

2244 Highway 69 S, Greenville, TX 75402



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# Bargain Auto Parts & Recycling

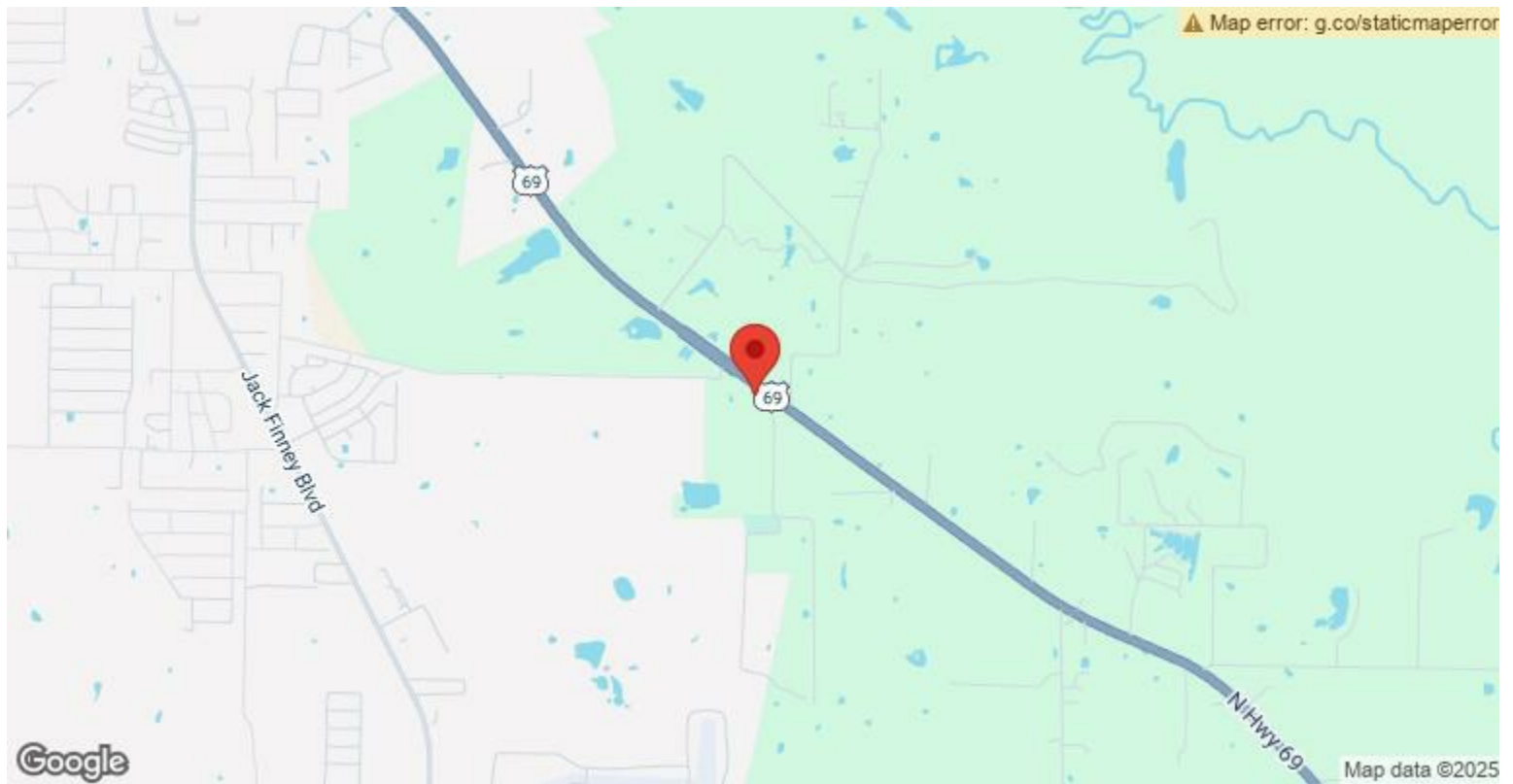
\$1,500,000

2244 Highway 69 S in Greenville presents a unique opportunity to acquire a well-equipped, 13,554-square-foot multi-structure commercial property currently operating as an auto parts and salvage facility. Situated on 7.4 fully fenced acres with an electric gated entrance, this property offers a strategic location with highway frontage and ample outdoor storage...

- Ideally positioned along Highway 69 S, this commercial property offers smooth access to Interstate 30, connecting to the Dallas/Fort Worth metro area.
- On 7.4 fully fenced acres, the property includes two shop buildings, car lifts, a main office, and outdoor storage for vehicles and equipment.
- For a variety of industrial and automotive uses, the facility provides 3-phase power, iron beam construction, dedicated work areas, and a bedroom.
- 10 minutes from downtown Greenville, the area is experiencing a projected 15.3% population growth, driving strong business investment potential.



Price:	\$1,500,000
Property Type:	Retail
Property Subtype:	Auto Repair
Building Class:	C
Sale Type:	Owner User
Lot Size:	7.40 AC
Gross Building Area:	13,554 SF
No. Stories:	1
Year Built:	1975
Tenancy:	Multiple
Parking Ratio:	0/1,000 SF
Clear Ceiling Height:	18 FT
Zoning Description:	OUTSIDE CITY LIMITS
APN / Parcel ID:	21525



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## Property Photos



Three-Building Multi-Use Complex



Minimal Restrictions Outside of City Limits



## Property Photos



8,000-Square-Foot Warehouse with Office, Shelving, Storage, and 3-Phase Power



4,500-Square-Foot Shop with Concrete Floors, Work Areas, Iron Beams, and Car Lifts



## Property Photos



Seamless Travel to DFW



Efficiently Spaced Columns



## Property Photos





## Property Photos



Cozy Office to Host Admin Functions



Features Parts and Supply Counter



## Property Photos



Office is Approximately 1,040 Square Feet



Living Area for Long-Term Complex Managers



## Property Photos

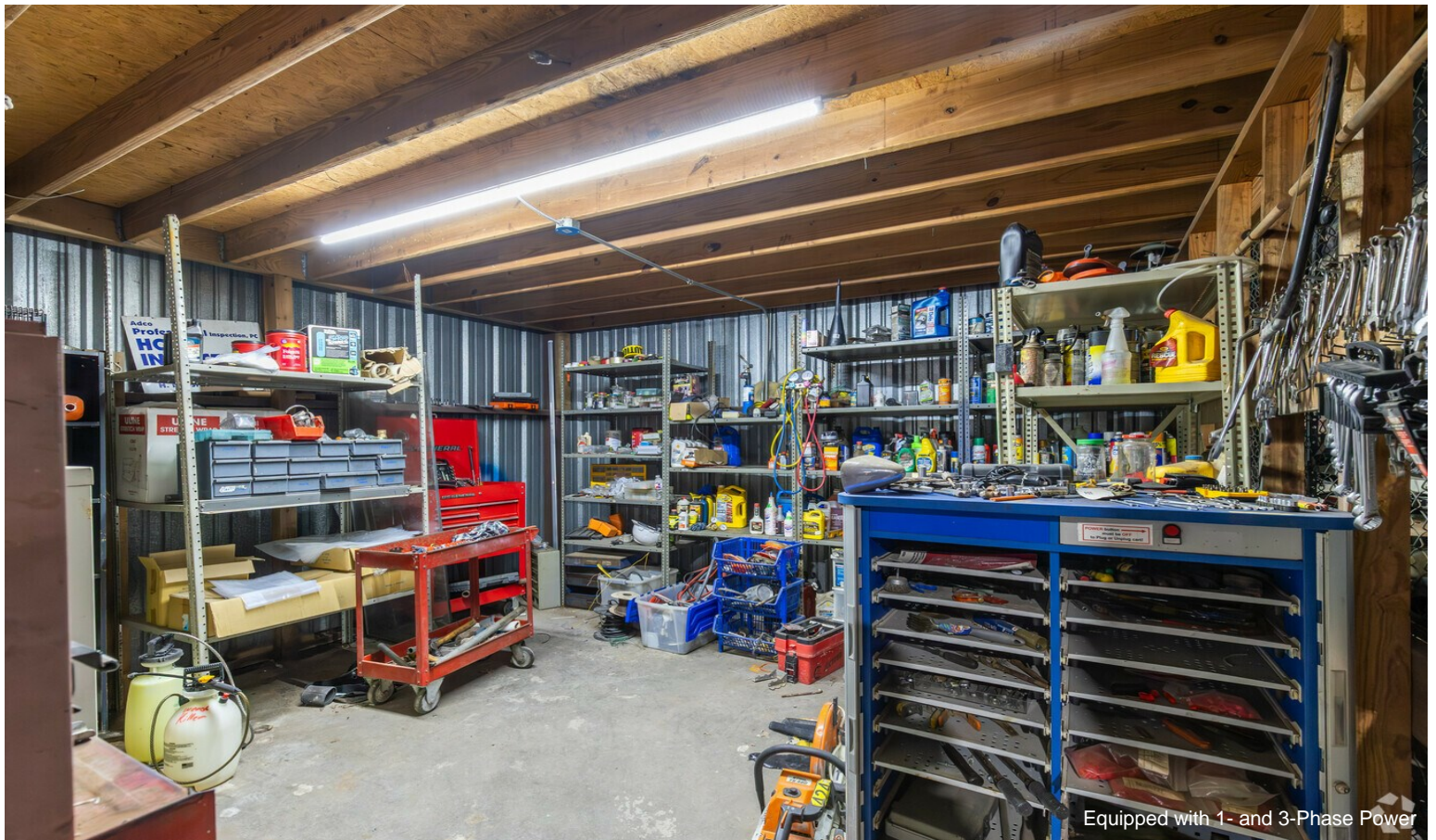




## Property Photos



Increase Storage Capacity with a Mezzanine



Equipped with 1- and 3-Phase Power



## Property Photos



Serve a Vast Area with Excellent Connectivity