



### Offering Summary

Sale Price:	\$125,000
Building Size:	2,250 SF
Price / SF:	\$55.56

### Property Overview

This 1± acre commercial property features a 2,250 square-foot building, previously used as a mechanic shop. The building is equipped with two hydraulic car lifts: one two-post lift with a 7,000-pound capacity and one four-post lift with a 12,000-pound capacity. It also includes four 12' x 12' overhead doors, two drive-through bays, office space, and two restrooms. The property has a fenced yard and two curb cuts, providing access from both W. 70th Street and Union Avenue. Located just 2 minutes (0.8 miles) from I-49, it benefits from a traffic count of 18,330 vehicles per day. This property is centrally positioned between Mansfield Road and Hearne Avenue to the east, and St. Vincent Avenue and Linwood Avenue to the west. It offers convenient access, being less than one minute from Interstate 49. The surrounding area features a variety of amenities, including multiple restaurants, Cedar Grove Park, offices, businesses, and Ivan Smith Furniture.



**1+/- Acre****W. 70th St.**

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