

**Automotive Repair Business
& Real Estate For Sale**
Lake Placid Florida 33852
Reduced! \$795,000

Tired of the SNOW or want to Invest in Your Own Business & Real Estate in Sunny Florida, then this Very Profitable Opportunity is Perfect For You! This 20+ Year Quality Established Business, averages approximately **\$500,000 in Gross Sales** year after year in a rapidly growing Lake Placid Florida, which is nestled among a number of beautiful lakes for your enjoyment!



SELLER FINANCING OPTION! Seller is Willing to Finance Purchase. Qualified Buyer Must Put \$250K Down.

Property

- Building:** 2,440 SF
- Indoor Service Bay with 2 lifts: 840 SF
- Indoor Service Bay: 560 SF
- Outdoor Service Bay with lift 15' High: 600 SF
- Outdoor Service Bay 14' High: 280 SF
- Open Reception Area 480 SF
- Sales Area & Back Room Storage w/Mezzanine: 560 SF
- 3 Roll Up Doors (2) 10'w (1) 20'w
- 3 Compressors & 1 Portable Generator
- Exterior Wall: C.B. Stucco
- Roof Replaced Approx 4 years ago
- HVAC—Electric, Forced Air-Ducted
- Wall Height: 12 FT



Located at the Intersection of 2 Streets Tower St & CR 621 E
 Frontage Road Exposure of 169' & 239' linear feet
 Surface Storage Fenced in on Three Sides

- Site**
- Lot: .334 AC
- Land: 14,554 SF
- Zoned: Commercial
- Class: C

Parking: 25 Spaces & Surface Ground
 Located: Minutes from Downtown Lake Placid
 Taxes 2023: \$ 2,145.25

	2023 Population:		
	1 Mile 3,077	3 Miles 11,279	5 Miles 18,412
	2023 Household Income:		
	1 Mile \$59,006	3 Miles \$66,697	5 Miles \$65,508
	2023 Median Age:		
	1 Mile 43.7	3 Miles 57	5 Miles 57
	2023 Average Home Value:		
	1 Mile \$200,159	3 Miles \$225,744	5 Miles \$236,417

Statistics from CoStar.com & Ripco Real Estate

Note: All measurements are approximate, not drawn to scale.

This information has been secured from the property owner or sources I believe to be reliable, but I make no representations or warranties, expressed or implied, as to the accuracy or completeness of the confidential information. Returns are not guaranteed and cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. References to square footage or age are approximate. Measurements for any property plans are approximate and not to scale. Some graphics might be representations. Buyer must verify the information prior to purchase and bears all risks for any inaccuracies. All marks displayed on this document are the property of the owner. Photos herein are the property of their owner and use of these images without the express written consent of the owner is prohibited. ©2024

For More Information Contact
Richard Sotis - 305.304.3356
RichGary760@gmail.com

**Automotive Repair Business
& Real Estate For Sale**
Lake Placid Florida 33852
\$795,000



Note: All measurements are approximate, not drawn to scale.

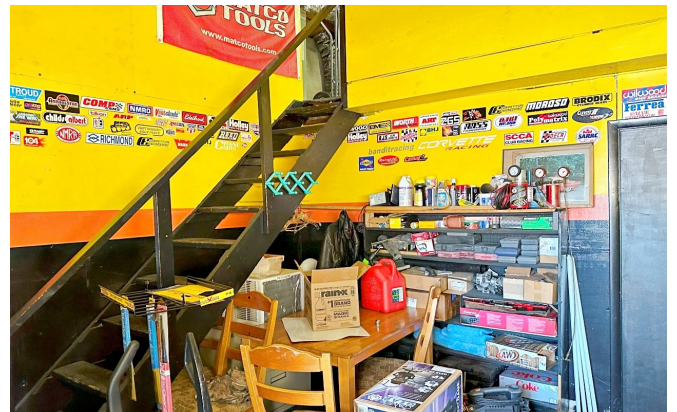
This information has been secured from the property owner or sources I believe to be reliable, but I make no representations or warranties, expressed or implied, as to the accuracy or completeness of the confidential information. Returns are not guaranteed and cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. References to square footage or age are approximate. Measurements for any property plans are approximate and not to scale. Some graphics might be representations. Buyer must verify the information prior to purchase and bears all risks for any inaccuracies. All marks displayed on this document are the property of the owner. Photos herein are the property of their owner and use of these images without the express written consent of the owner is prohibited. ©2024

For More Information Contact
Richard Sotis - 305.304.3356
RichGary760@gmail.com

Automotive Repair Business
& Real Estate For Sale

Lake Placid Florida 33852

\$795,000



Note: All measurements are approximate, not drawn to scale.

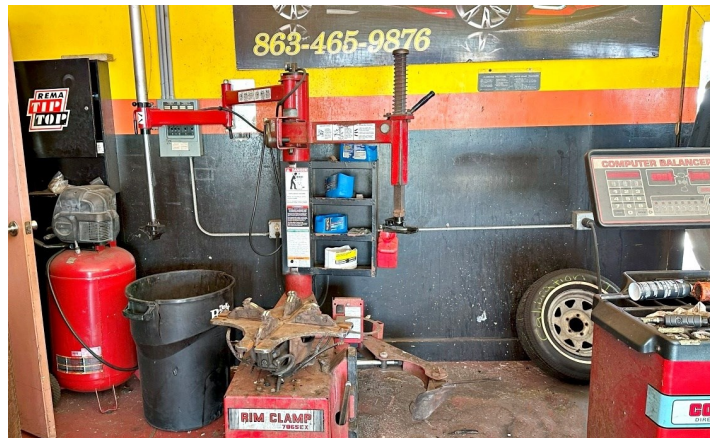
This information has been secured from the property owner or sources I believe to be reliable, but I make no representations or warranties, expressed or implied, as to the accuracy or completeness of the confidential information. Returns are not guaranteed and cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. References to square footage or age are approximate. Measurements for any property plans are approximate and not to scale. Some graphics might be representations. Buyer must verify the information prior to purchase and bears all risks for any inaccuracies. All marks displayed on this document are the property of the owner. Photos herein are the property of the owner and use of these images without the express written consent of the owner is prohibited. ©2024

For More Information Contact
Richard Sotis - 305.304.3356
RichGary760@gmail.com

Automotive Repair Business
& Real Estate For Sale

Lake Placid Florida 33852

\$795,000



Note: All measurements are approximate, not drawn to scale.

This information has been secured from the property owner or sources I believe to be reliable, but I make no representations or warranties, expressed or implied, as to the accuracy or completeness of the confidential information. Returns are not guaranteed and cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. References to square footage or age are approximate. Measurements for any property plans are approximate and not to scale. Some graphics might be representations. Buyer must verify the information prior to purchase and bears all risks for any inaccuracies. All marks displayed on this document are the property of the owner. Photos herein are the property of the owner and use of these images without the express written consent of the owner is prohibited. ©2024

For More Information Contact
Richard Sotis - 305.304.3356
RichGary760@gmail.com

**Automotive Repair Business
& Real Estate For Sale**

Lake Placid Florida 33852

\$795,000



Note: All measurements are approximate, not drawn to scale.

This information has been secured from the property owner or sources I believe to be reliable, but I make no representations or warranties, expressed or implied, as to the accuracy or completeness of the confidential information. Returns are not guaranteed and cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. References to square footage or age are approximate. Measurements for any property plans are approximate and not to scale. Some graphics might be representations. Buyer must verify the information prior to purchase and bears all risks for any inaccuracies. All marks displayed on this document are the property of the owner. Photos herein are the property of the owner and use of these images without the express written consent of the owner is prohibited. ©2024

For More Information Contact

Richard Sotis - 305.304.3356

RichGary760@gmail.com