
FOR SALE

\$699,900

8259 S MASON DR
NEWAYGO, MI 49337



Roger Ackerman
Commercial Sales Associate

616.901.2696
roger.ackerman@kw.com



Keller Williams Realty
Grand Rapids North

3237 Platinum St NE
Grand Rapids, MI 49525

OVERVIEW

- Year Built 1996
- Office Addition 2001
- Total Sq Ft 2910
- Lot Size 150 x 180

UPDATES

- Roof 2026
- Furnace 2023
- Well Pump 2023
- Additional Insulation in Shop



EXPENSES - 2025

Cost of Goods.....\$ 315,534.47
Other Expenses (see P & L).....\$ 295,111.91
TOTAL \$ 610,646.38

INCOME - 2025

Gross Income.....\$ 614,702.20
Cash Income.....\$ 92,277.42
TOTAL \$ 706,979.62

NET INCOME.....\$ 96,33.24

PRICE.....\$ 699,900

CAP RATE: 13.76%



Equipment included with the Purchase

Pipe Bender

Zeus Diagnostic Machine in Cabinet with Printer and Oversize Touch Screen

Brake Lathe

1 Standard Battery Charger

2 Smart Battery Chargers

2 9,000 Pound Hoist

1 12,000 Pound Hoist

3 Floor Jacks

Welder

Torches

3 Tall Stands

Two Wheel Dolly

Mounted Strut Machine

Tire Machine

¼" Large Bench

Vise

Metal Chop Saw

Drill Press

Shelf With Various Exhaust Flex Pieces

Exhaust Pipe

Exhaust Pipe Box

4 Jack Stands

Wash Sink

Soap Dispenser

Hand Towel Mount

Wall Mount Extension Cord

Medicine Cabinet and First aid box

On Demand Water Heater

Cheetah Bead Seater

Long 220 Extension Cord

5 Air Reel Stations

Tire Balancer and Wheel Weight Cabinet

2 in 1 AC Machine R134A and R1234YF

AC Machine R134A

Transmission Flush Machine

Motovac

Smoke Machine

Plasma Cutter

Transmission Jack

Engine Lift

In Vehicle Engine Lift

Engine Stand

2 Bench Grinders

Parts Wash Tank

3 Portable Jump Packs

Wall Mounted Puller Set in Case

Parts Delivery & Return Shelf

Programmable Thermostat for the Back Shop

250 BTU Natural Gas Furnace

4 Fire Extinguishers

Topside Truck Creeper

2 Standard Creepers

6 Trash Cans

Exhaust Hoses for the Shop

Shop has Exhaust System in the Floor

Transmission Bench

Air Lift Oil Tank

4 New Computers in 2025

2 New Printers 2025

New Phone System 2025

Up to Date Diagnostic Tools

Up to Date Engine Timing Tools