

# SALE

## CONFIDENTIAL AUTO SERVICE

Address Not Disclosed Galesville , WI



### OFFERING SUMMARY

Sale Price:	\$1,450,000
Building Size:	5,808 SF
Available SF:	
Lot Size:	4.41 Acres
Price / SF:	\$249.66
Cap Rate:	8.17%
NOI:	\$118,500
Zoning:	G2 Commercial
Market:	La Crosse -Eau Claire market

### PROPERTY OVERVIEW

Coldwell Banker Commercial River Valley Realty proudly presents an exceptional opportunity: a highly successful, state-of-the-art auto repair and service business with nearly five decades of esteemed operation in La Crosse and Trempealeau counties. This comprehensive enterprise offers full-service capabilities, encompassing auto and light truck repair, tire sales and service, as well as towing and vehicle transport services. Boasting a new six-bay shop, contemporary offices, inviting reception area, and expansive indoor and fenced outdoor storage facilities, this establishment epitomizes operational excellence. Noteworthy features include six 12 x 14 overhead doors, in-floor heating, central A/C, 3-phase power, lift hoists, full handicap accessibility, and parking for 40 vehicles on almost 4.5 acres of level land. Additionally, the sale includes a 30 x 30 heated shop and an impressive 80 x 90 warehouse storage building. With a dedicated and loyal customer base, this turnkey business offers all the essential elements for enduring success. Schedule your private showing today to seize this unparalleled opportunity.

### OTHER RESOURCES

[Coldwell Banker Commercial website](#)

**Cathy Fox**  
608 386 8115

**Bruce Kilmer**  
608 778 1336



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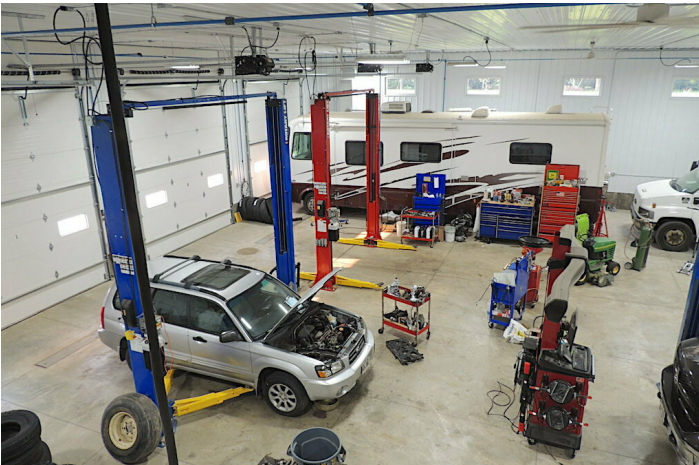


### LOCATION DESCRIPTION

Situated strategically between La Crosse and Eau Claire, this thriving Auto Shop Center commands a prime position along a prominent state highway. Its strategic location not only ensures high visibility but also easy accessibility, drawing substantial traffic from surrounding areas. Adjacent to bustling shopping centers, educational institutions, and numerous thriving businesses, this establishment stands as a pivotal hub serving the diverse needs of the local community. Catering to an extensive clientele, including rural and farm communities nestled between these two vibrant cities, it offers unparalleled convenience and indispensable services in the automotive sector.

### EXTERIOR DESCRIPTION

Offering a prime commercial opportunity, this expansive property spans across 4.41 acres and features a meticulously crafted array of three distinct buildings. At the forefront is a state-of-the-art, newly constructed steel Auto Mechanic shop spanning 5,808 square feet, thoughtfully designed to incorporate modern office space. Complementing this is a secondary 30 x 30 steel structure, meticulously heated for optimal functionality. Additionally, a sprawling 80 x 90 steel warehouse building further enhances the property's versatility and utility. A secured fenced-in storage area ensures the safety and protection of assets, while an upcoming addition of an Electric Vehicle (EV) charging station underscores the commitment to sustainable infrastructure. This turnkey facility sets a new standard for automotive services, providing an optimal environment for efficiency, productivity, and operational excellence.



### HIGHLIGHTS

- Newly constructed 5,808 square foot shop with integrated office space
- Six service bays for efficient workflow and client service
- Accessible through six 12 x 14 overhead doors, facilitating smooth operations
- In-floor heating system ensures optimal working conditions year-round
- Central air conditioning maintains a comfortable environment for staff and customers
- Features a durable metal roof for long-lasting protection
- Powered by efficient 3-phase electrical supply for enhanced productivity



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