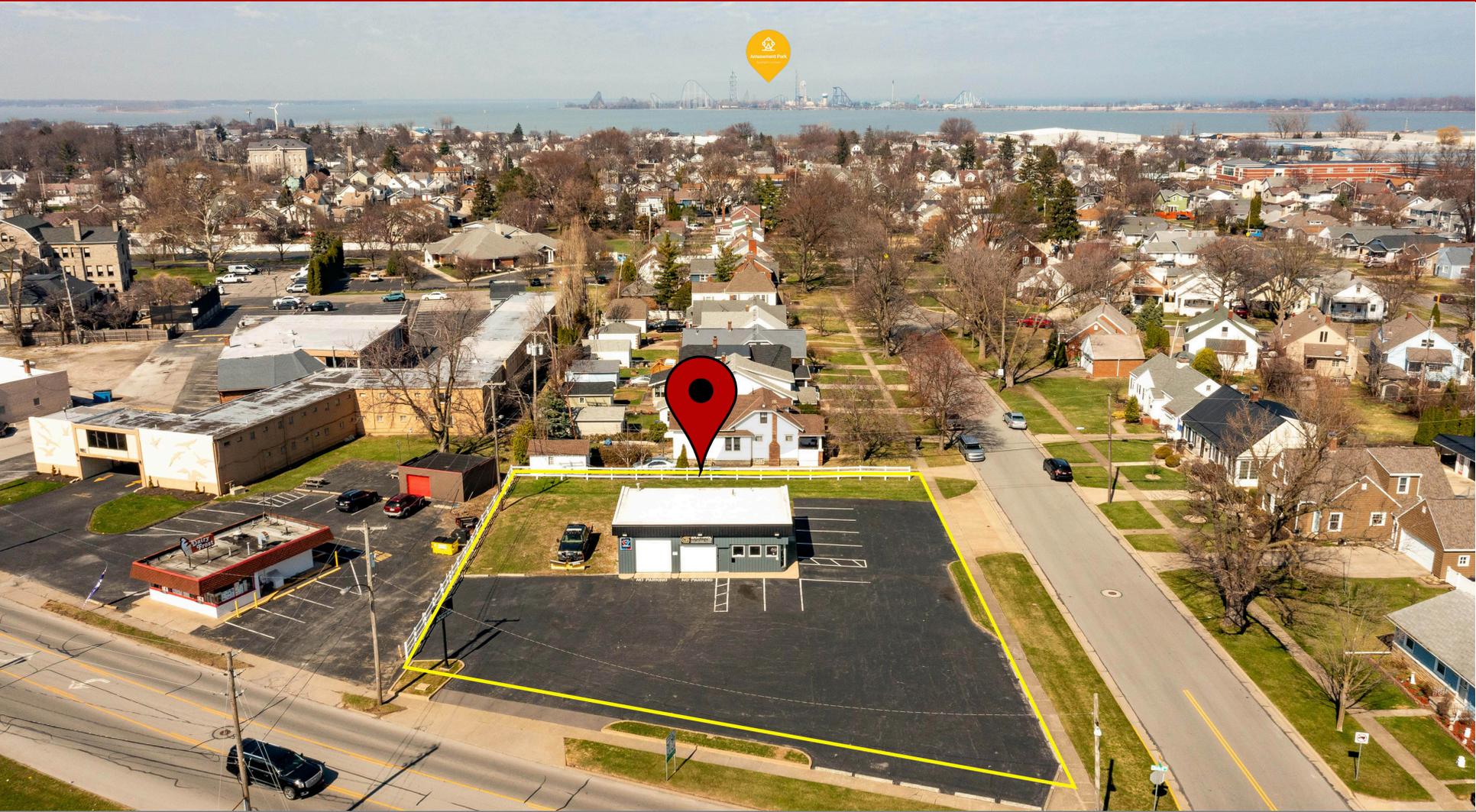


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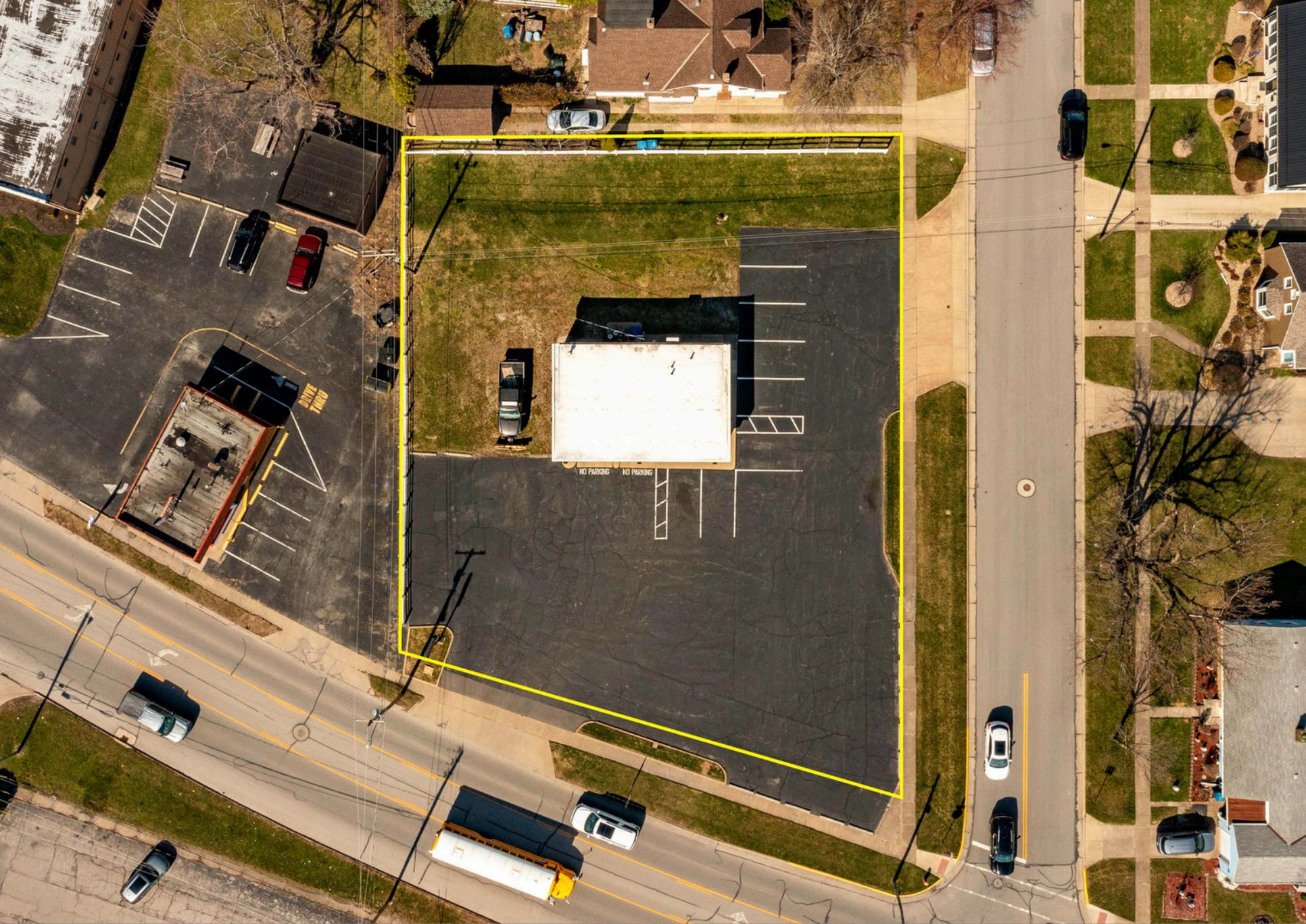
Grathwol Auto - Auto Shop
Sandusky, OH



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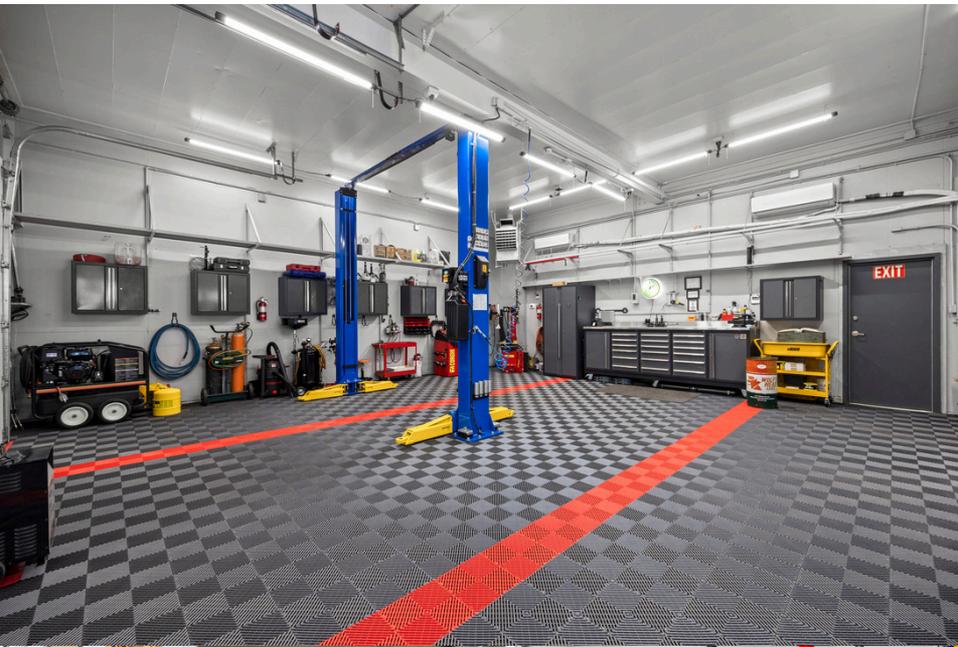
KW CITYWIDE
KELLERWILLIAMS.



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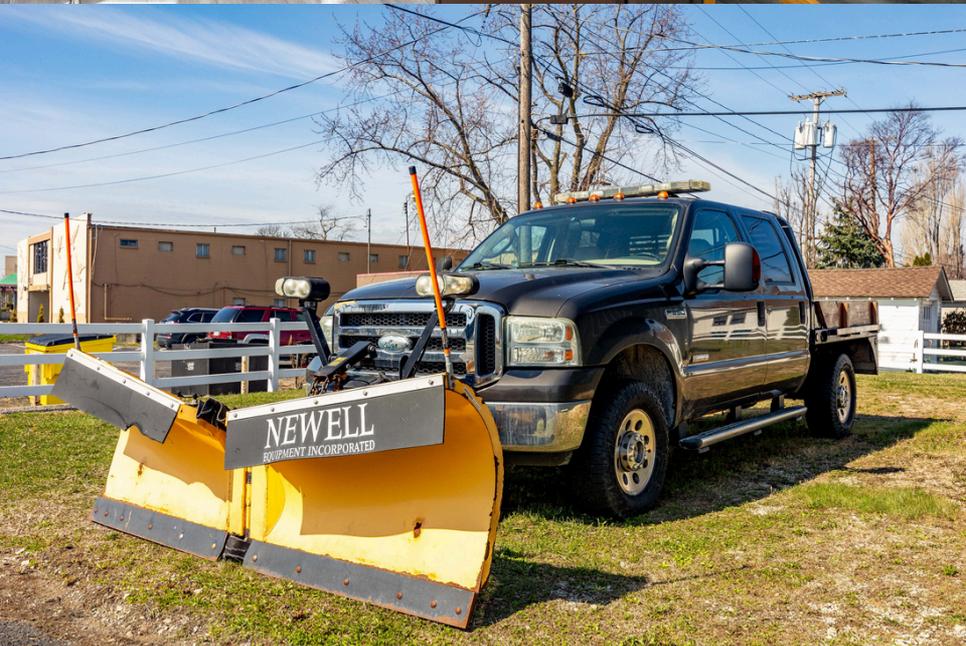
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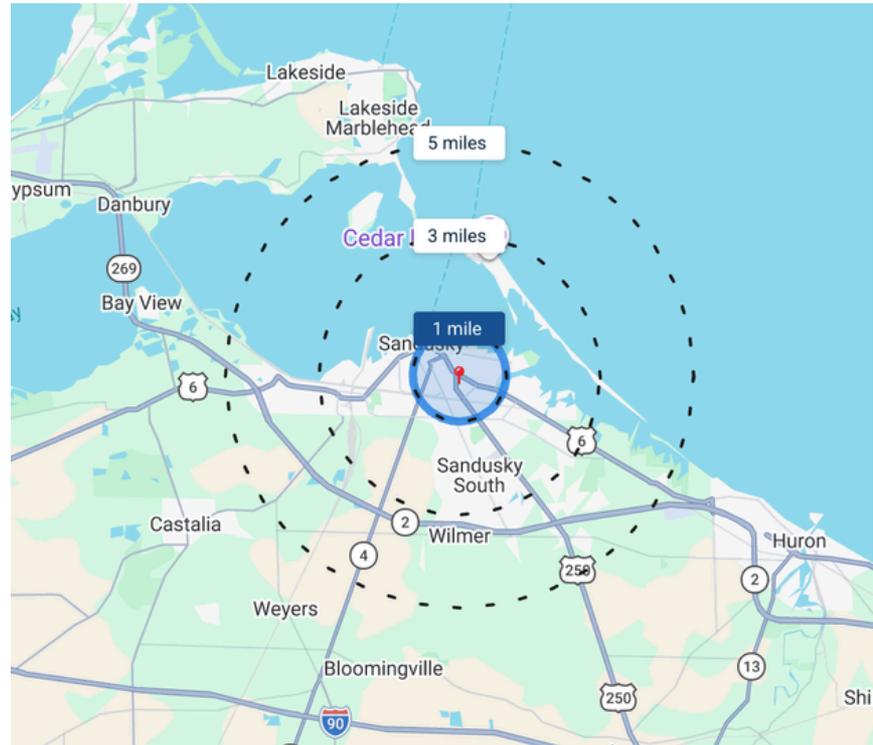
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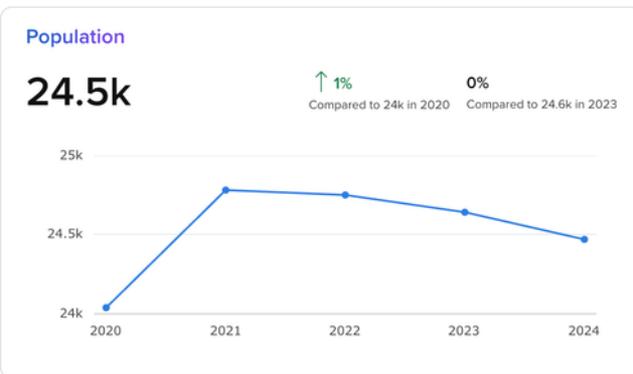
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Property Highlights

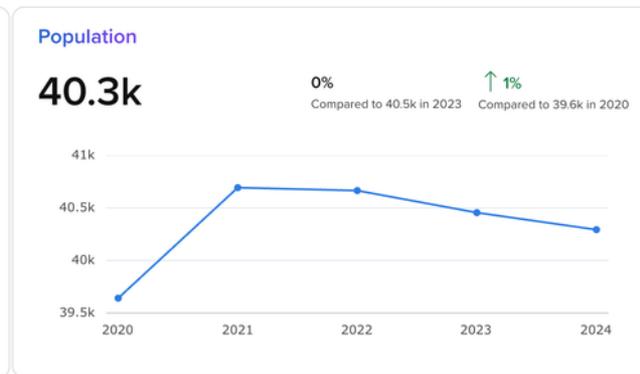
- ~10,000 VPD on average at street
- Two front overhead doors (8' & 9.5')
- Located in retail corridor
- Roof - 2022
- Two mini-splits - 2023
- ~25 car parking
- Two post lift
- Office
- Kitchenette
- Two half bathrooms



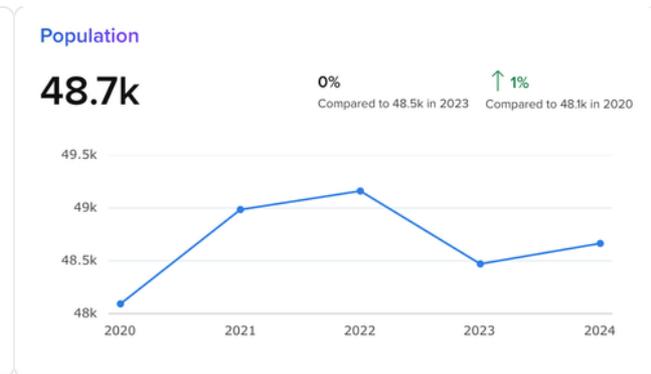
1 Mile



3 Mile



5 Mile



Furniture, Fixtures, and Equipment

Office Area

- Office, kitchen and office restroom renovated from the studs out
- New flooring. New ceilings and lighting. New drywall, window and wall trim New insulation in walls and ceiling
- PPG paint
- Balconi custom kitchen with refrigerator and Espresso machine
- New cabinet, fan and toilet in office restroom
- Ceilings raised to 9 foot
- All new, high security, steel entrance doors
- New HVAC system
- Balconi custom office furniture
- Canon MF656Cdw high capacity color laser printer, scanner, copier Building wired for high speed fiber (Buckeye Cable)
- All new switches and outlets
- Security cameras

Shop Area

- New, insulated overhead doors. One door has power opener
- New HVAC system and existing, high capacity, gas, forced air unit
- New Racedeck flooring
- Walls and ceiling professionally prepped and painted - PPG oil base paint Dragonfire professional toolbox, wall cabinets and floor standing cabinet
- Forward I12N303 12,000 LB two post lift with adapters and door bumpers (Phil Leak, Norwalk)
- Champion VR-5-8ADV 5HP 80 Gal Air Compressor w/air cooled aftercooler, auto tank drain and low oil safety (Phil Leak, Norwalk)
- Corghi A9824TI-AIR Tire changer with 8-11100100 Air assist arm
- Corghi EM9250 Wheel balancer with adapters, wheel weights and tools
- Autel TPMS sensors (qty. 25) with Autel TPMS programmer
- Autel MaxiSys Ultra S2 Diagnostic Scan Tool with upgrades paid to 6/14/2026 Autel TBE200 EU Laser tire tread scanner (integrates with Ultra S2 above) Mi-T-M HSP-3504-3MGH 3,500PSI pressure washer/steam cleaner (Construction Equipment, Sandusky)
- Valvoline oil and rack dispensing system with approx. 100 gallons of various full- synthetic oils
- Oxygen/Acetylene torch set with cart (O.E. Meyer, Sandusky)
- John Dow JDI-20COMBO 20 gallon oil evacuator and drain
- Sunex 1/2 ton air/hyd transmission jack with Sunex support stand
- Rupes professional paint correction buffers, pads and compounds
- Every Chrysler factory tool required to repair/rebuild the 62TE transmission Large assortment of transmission repair manuals and every digital repair manual
- available from ATRA
- Heavy duty ball joint removal tools and adapters Heavy duty pullers
- All new lighting in shop
- New wall covering, fan and utility sink in shop restroom
- New eye wash and first aid station
- Large amount of automotive tools and equipment can be viewed at showing

Exterior

- Entire exterior professionally prepped and painted -PPG paint New high security LED lighting with timer controller
- Security camera system
- Parking lot sealed and striped (2023)
- Lawn fertilized with weed control and inside grass beds reseeded

Vehicles

- 2006 Ford F-250 Super Duty Crew Cab Diesel Flat Bed Truck approx 98,000 miles Truck comes with fully operational V-plow and 2" ball with frame receiver hitch and goosneck trailer hitch



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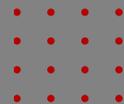
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