



Number Of Units Total:	1	Sub-Type:	Business
Building Area Total:	4,355	Zoning Description:	Business
Building Area Source:	Assessor	Township:	Marion
Stories:	1	Lot Size Acres:	0.54
Property Attached YN:	No	Lot Size Square Feet:	23,522.4
Accessibility Features YN:	Yes	Lot Size Source:	Other
Basement YN:	No	Lot Size Dimensions:	130 x 175
Year Built:	2002	Parking Total:	28
		Waterfront YN:	Yes
		Water Body Name:	Iroquois River

Public Remarks: Welcome to an exceptional opportunity in the automotive industry! This well-established automotive garage is now available for sale, offering a solution for aspiring entrepreneurs or seasoned professionals looking to expand their operations. Situated in downtown Rensselaer right on US 231, this property presents a strategic location with high visibility and accessibility. The garage is equipped with 5 bays and 4 lifts. 3-10,000lb lifts and 1-14,000lb drive on lift all new in 2021. A welcoming reception area, comfortable waiting lounge, and clean restroom facilities cater to customers' comfort and convenience. A dedicated office space and meeting room is available for administrative tasks, customer consultations, and business operations. Generous parking space for customers and staff, facilitating easy access and enhancing the overall customer experience. Don't miss out on this rare opportunity to acquire a automotive garage in a prime location. Whether you're a seasoned industry professional or an aspiring entrepreneur, this property offers immense potential for growth and success. Contact us today to learn more and seize this lucrative investment opportunity! Possible lease or seller financing options available to the right buyer with terms to be discussed based on individual circumstances.

Directions: SW corner of SR 231 and Front Street in Downtown Rensselaer

Cross Street: front
Latitude: 40.934985 **Longitude:** -87.15335

Listing Contract Date: 05/10/2024
Close Date:

Active Under Contract:
Purchase Contract Date:
Back on Market Date:

Status Change Timestamp: 05/11/2024
Original List Price: \$649,000
List Price: \$649,000
Close Price:

Auction: No

Tax Annual Amount: \$3,580
Tax Year: 2024

Parcel Number: 018-01205-00
Add'l Parcels: Yes
Add'l Parcels Desc: 2 additional lots to the south of building parcels 018-01205-00 and 0180004200
Tax Legal Description: EXC SLY 50' OL 29 SE NW 30 29 6, .1105A; JCD ASSN LOT 4, .187A, and N40' S50' OL29 SE NW, .05A; JCD ASSN N40' LOT 5; JCD ASSN S10' LOT 5; S10' S50' OL29; ALL IN 30 29 6, and N 30' OL30 SE NW, .06A; JCD ASSN N 30' LOT 6; S 10' OL 29; S 10' JCD ASSN LOT 5 ALL IN 30 29 6.

Accessibility Features: Visitor Bathroom
Building Features: Building Dimensions: 67 x 65; Clear Ceiling Height: 16; Cranes: 0; Number of Offices: 1; Overhead Doors: 5; Exterior Lighting; Hydraulic Lift; Lunch Room; Meeting Room; Private Restrooms; Public Restrooms
Community Features: Curbs; Sidewalks; Street Lights
Construction Materials: Block; Metal Siding
Cooling: Central Air
Current Use: Automotive
Electric: 200+ Amp Service; Circuit Breakers
Exemption Information: Exemption YN: No
Exterior Features: Lighting
Fencing: None
Flooring: Ceramic Tile; Concrete
Foundation Details: Slab
Frontage Type: Frontage Length: 130
Heating: Central; Forced Air; Natural Gas; Space Heater

Lot Features: City Lot; Corner Lot; Paved
Owner Pays: None
Parking Features: Additional Parking; On Street
Possession: Subject To Tenant Rights
Possible Use: Automotive
Rail Availability: None
Road Frontage Type: Highway
Roof: Metal
Sewer: Public Sewer
Special Licenses: None
Special Listing Conditions: Standard
Tenant Pays: All Utilities; Grounds Care; HVAC Maintenance; Insurance; Taxes
Utilities: Electricity Connected; Natural Gas Connected; Phone Connected; Sewer Connected; Water Connected
View: Downtown
Water Source: Public
Waterfront Features: River Front

Listing Courtesy of:





