



Independence Auto Body and RV Repair

1535 W Church St, Newark, OH 43055



Offering Summary

Sale Price:	\$1,350,000
Building Size:	10,895 SF
Lot Size:	0.61 Acres
Year Built:	1999
Zoning:	High Intensity Business
APN:	054-246822-03.000

Property Overview

Independence Auto Body and RV Repair, a trusted business in Central Ohio since 1976, is now on the market for sale. This family-owned business, accompanied by its real estate, presents an excellent opportunity. Situated on a 0.61-acre lot, the property is completely fenced for added security. The building spans 10,895 SF, predominantly comprising of shop workspace with a small office area. Featuring 3-14' doors, the building facilitates optimal access for RV repairs, complemented by floor drains throughout. A 2,400 SF section of the building can be independently accessed with separate entrance, offering the potential for lease income. The sale includes business, real estate and equipment. For a list of equipment and financial information, please reach out to Shai-Hess Commercial Real Estate.

Location Overview

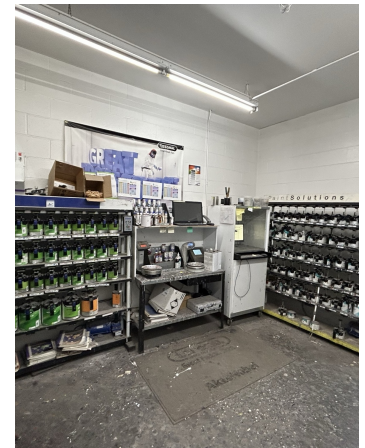
Situated for high visibility and easy accessibility from SR-16, offering convenient entry to both east and westbound lanes of the highway for seamless exploration of the surrounding areas. Additionally, it boasts a central location for effortless access from either Newark or Heath.





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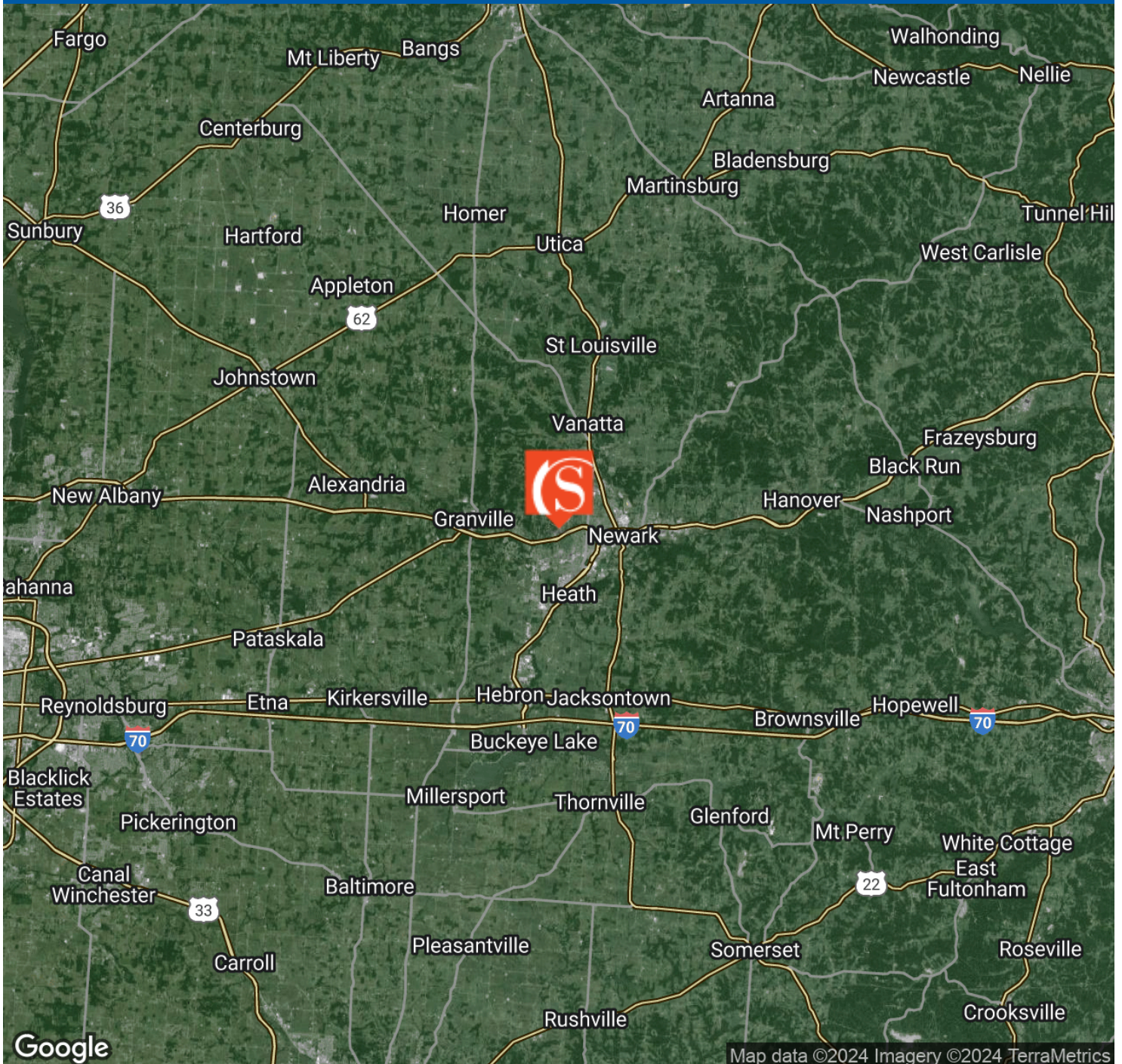
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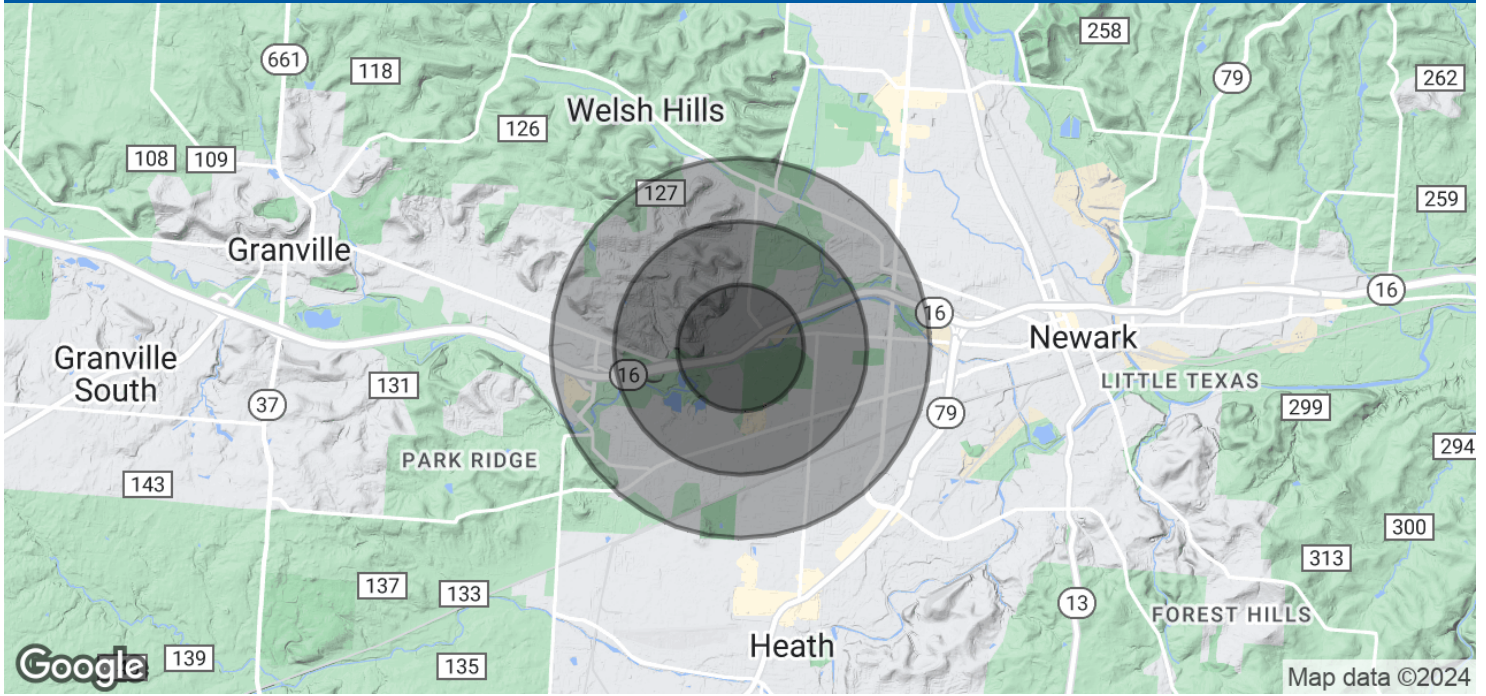
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Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	1,714	7,126	15,396
Average Age	44.6	41.2	40.2
Average Age (Male)	44.4	41.8	40.1
Average Age (Female)	41.9	39.9	40.1

Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	708	3,076	6,727
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$74,465	\$70,216	\$64,490
Average House Value	\$167,810	\$157,089	\$147,389

2020 American Community Survey (ACS)

