

FOR SALE

21

JOHN'S SERVICE CENTER

422 Kinne Street, East Syracuse, NY 13057



PROPERTY DESCRIPTION

Turnkey investment opportunity! This well-maintained property includes a fully operational auto repair business, income-producing residential unit, and commercial building—all on one parcel. The 3-bay shop features 12' ceilings, two 8' overhead doors, radiant floor heat, and a dedicated office space with full HVAC. Sale includes business assets, equipment, and established customer base. Ideal for owner-operators or investors seeking immediate income from both commercial and residential tenants. Convenient location with easy access to major roadways. Seller financing may be available to qualified buyers. Personal tools excluded from sale.

+/-1,000 sf Two Bedroom, One Bath Bungalow has gas stove, hardwood floors and a full basement with Washer/Dryer also included.

PROPERTY HIGHLIGHTS

- Profitable auto repair business for over 20 years.
- \$486,285 +/- 12 Month Sales Income
- 2,562 +/- SF Automotive Service Center.
- 1,000+/- SF 2 Bedroom Residence.
- .39 +/- Acre Lot.
- Highly visible location on primary connecting street.
- Plenty of parking.
- NYS Inspection license & All Equipment included.
- Two drive-in work bays with three total lifts.
- 171' frontage on Kinne St. | 8,318 AADT
- Seller Financing available for Qualified Buyer.

OFFERING SUMMARY

Sale Price:	\$425,000
Number of Units:	2
Lot Size:	0.39 Acres
Building Size:	2,562 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,688	24,783	61,680
Total Population	7,917	57,076	149,814
Average HH Income	\$74,619	\$82,197	\$79,084

DAVIS YOHE

315.329.1328

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Shop Equipment

3-9000lb lifts (1 in ground)	2-Jack Stands
2-Air Compressors	Transmission Flush Machine
2-Oil Drains	AC Charging Station
2-250 Gallon Waste Oil Tanks	AC Cooling System Flush machine
25 Ton Press	NYS Inspection Machine
Lincoln Arc Welder	Engine Stand
Portable Generator	Engine Puller
Spring Compressor	2-Snap On Scan Tools (Current Software)
Sand Blaster	Snap On Thermometer (Current Software)
Coats Tire Changer (50x-EF-2)	Midtronics Battery Tester
Hydraulic Floor Transmission Jack	Zeus Thermometer
Coats 850 Wheel Balancer	

Office/ Business Equipment

Fax Machine

3-Computers

Mitchell POS System

Customer List of Approx. 3K Customers

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EXTERIOR PHOTOS

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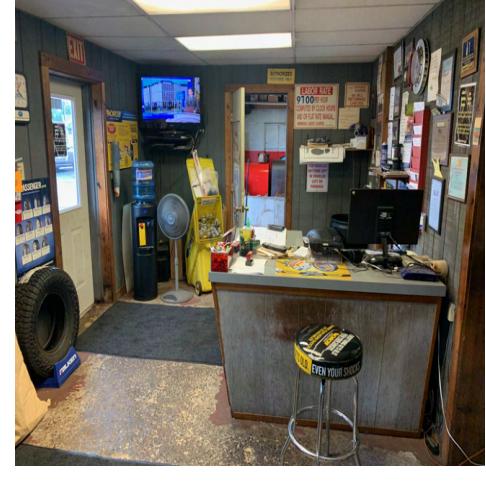
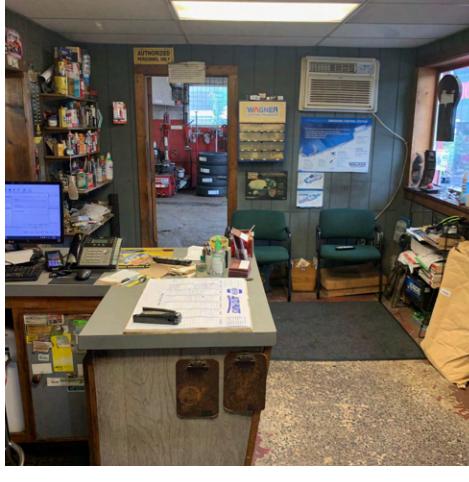
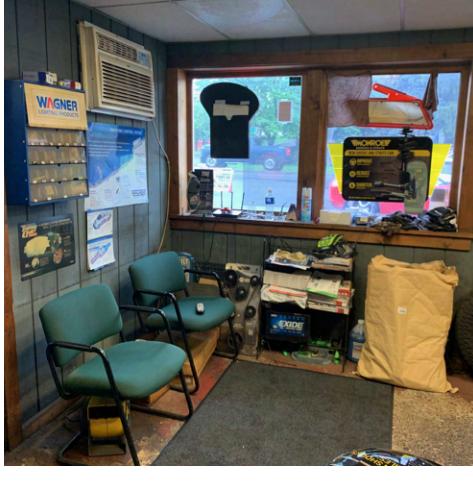
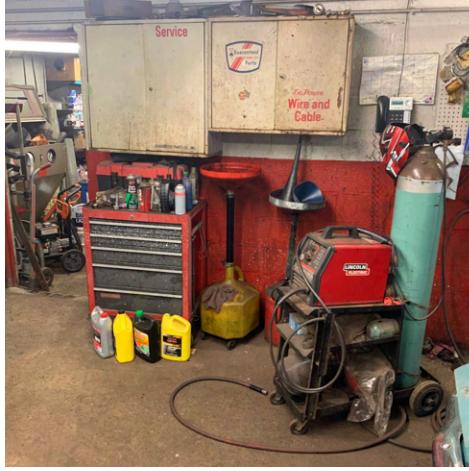
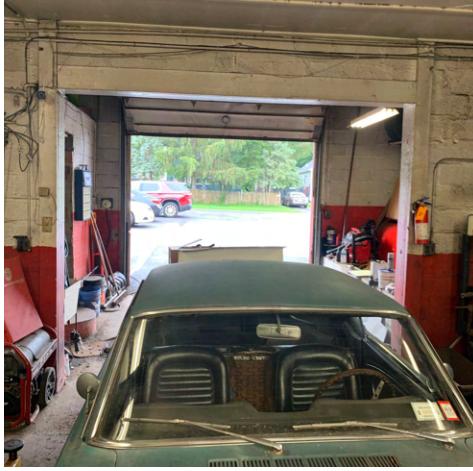
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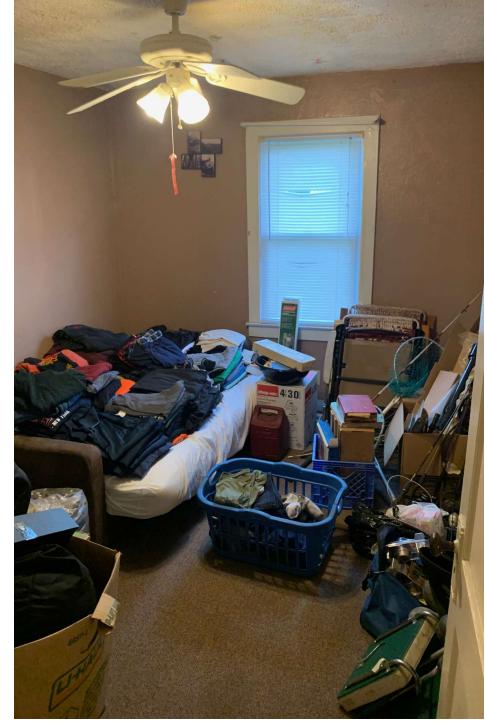
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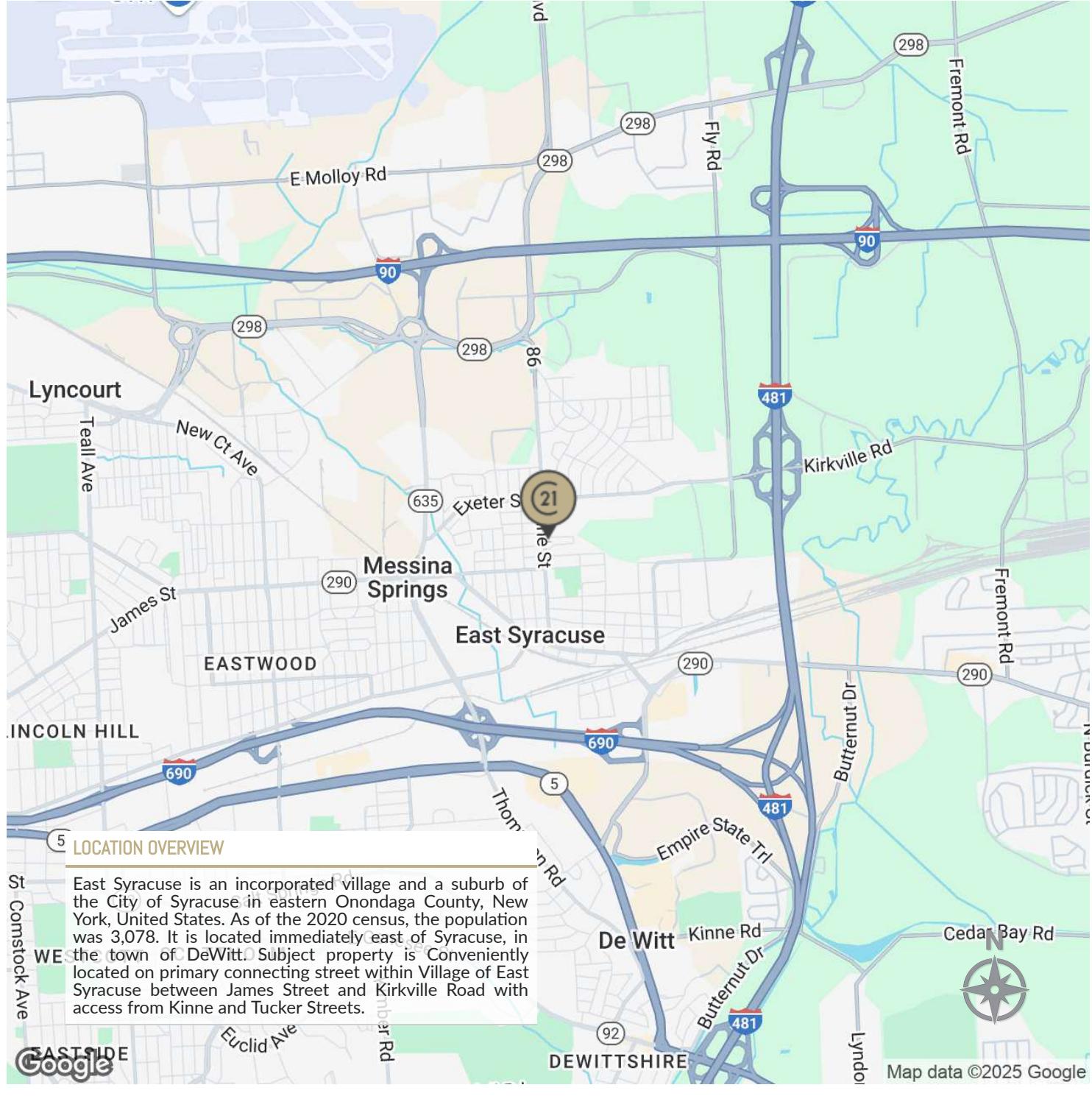
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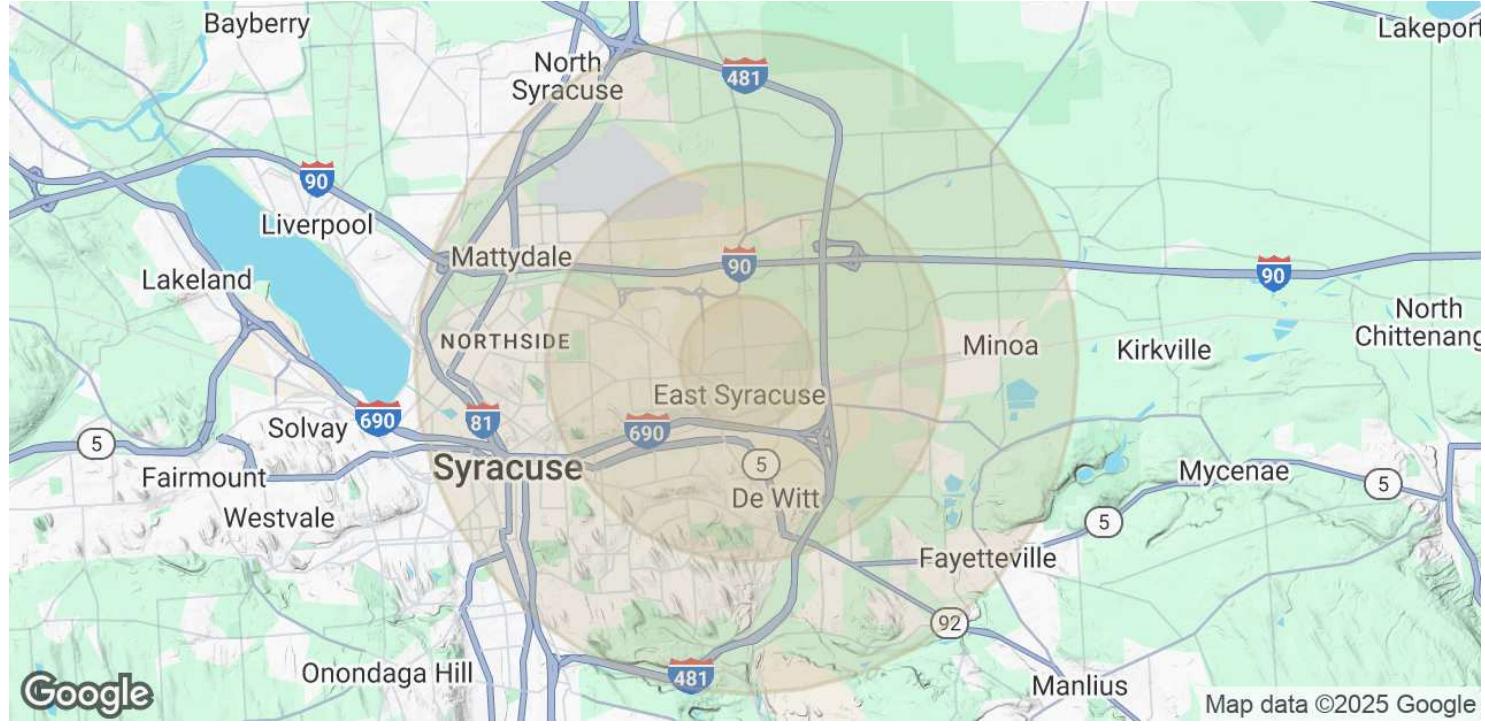
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,917	57,076	149,814
Average Age	42	41	39
Average Age (Male)	41	40	38
Average Age (Female)	44	42	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,688	24,783	61,680
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$74,619	\$82,197	\$79,084
Average House Value	\$158,439	\$206,038	\$213,404

Demographics data derived from AlphaMap

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