



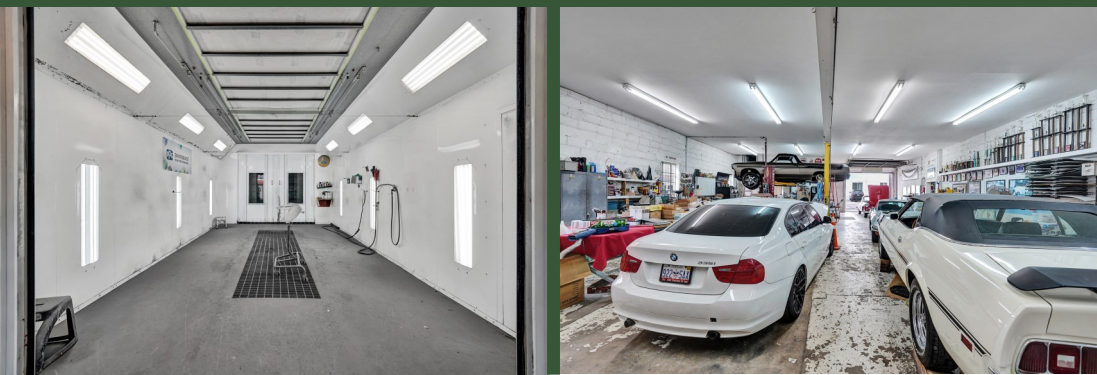
TOBIN

FOR LEASE

RAVENSWOOD PAINT & BODY

LET'S TALK SHOP!!

121 SE 1st Avenue, Dania Beach, FL 33004



Tobin Real Estate is pleased to exclusively represent Ravenswood Paint and Body Shop located at 121 S.E. 1st Avenue, Dania Beach, Florida 33004. Ravenswood Paint and Body was established in 1973 and is a second-generation family owned and operated full-service collision repair facility in business for over 40 years, as well as a Hot Rod and Classic Car Restoration Shop. This shop is staffed with the most qualified and talented individuals with a combined 150 years' experience and all ASE, I-Car and Master PPG Certified allowing every job to be delivered "Show Quality" for decades.

This shop is a freestanding full-service automotive facility built in 1959 and is 6,297 gross leasable square feet. The business is not for sale. Owner is retiring.

The property is currently Zoned City Center but is Grandfathered in as an Auto Paint and Body Shop with all licenses and approvals, which includes Hazardous Materials Permit, Broward County Body Repair/Paint License and Broward County Business Tax Receipt. The property is immaculately maintained.

Tested. Trusted. Tobin.

Investment

Highlights

- Built 1955
- GLA 6,297 S.F.
- Located one block east of US-1 & Stirling Road
- Full-Service Automotive Facility
- Free standing building
- Easy ingress and egress
- Over 88,885 VPD on US-1
- Ample parking
- Average Household Income within a 5-mile radius \$78,174.00
- 279,420 full-time residences within a 5-mile radius



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