

BUILDING AND LAND

FOR SALE

Nearly 1/4 Acre – FULLY PAVED!

**Prime Commercial Property!
Endless Business Potential!**

Versatile building ideal for a wide range of business ventures. Currently operating as an automotive repair shop, this space can easily be adapted for

- ✓ Towing Service
- ✓ Impound Storage
- ✓ Detailing
- ✓ Car Wrapping
- ✓ Stereo Installation

OR You Name It!



- 4 Bay - 3,760 Sq. Ft. Shop with potential for one more bay
- TWO New Lifts over oil/lube pit included
- 240V Power with two 200-AMP service panels
- 275 SF Reception/Ofc. Area
- ADA Compliant Restroom plus plumbing for an additional
- Sturdy Construction 2x6 framed walls double sheet-rocked with firebreak in the attic
- 1,100 Sq. Ft. Loft/Storage

Key Features:

- ✓ Flexible use for multiple business opportunities
- ✓ Spacious, highly functional layout
- ✓ Seller willing to sell equipment separately—inventory list available



A rare opportunity for entrepreneurs looking for a turnkey **Business Space** with the potential to be molded to fit their vision. Contact me to Schedule your showing today—

Offered for
\$685,000

THE
Mark James Team

PREMIERE
PROPERTY GROUP, LLC



Information deemed reliable but not guaranteed.



Mark James

Broker Licensed in Oregon

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Thanks