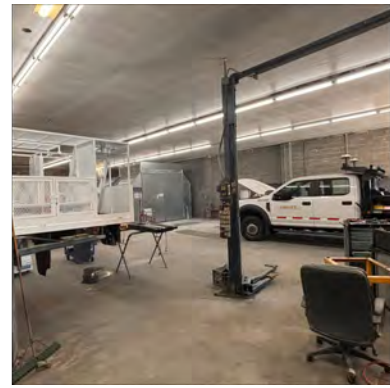
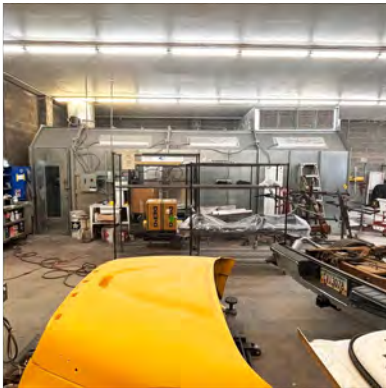


Prime Commercial + Business: Griffin



Profitable Towing & Collision Business with Prime Commercial Real Estate

Explore this exceptional real estate opportunity in Griffin, Georgia, which includes both a prime commercial property and a thriving towing and collision repair business. The 0.58-acre site features a 4,180-square-foot building fully equipped for continued auto service and repair, a large asphalt parking lot, and a secured storage lot. Zoned C3 Commercial and grandfathered in, the property provides a unique advantage as the city no longer issues new permits for towing companies. This strategically located property combines valuable real estate with an established and profitable business, offering an unparalleled investment opportunity. Pre-qualified by two well known lenders, inquire for more details.

Contact Chinile Caudle at (404) 550-1018

ccaudle@tworld.com



Prime Commercial in Griffin, GA 30224

PROPERTY HIGHLIGHTS:

- ✔ **Comprehensive Sale:** Includes both the real estate and an established, thriving towing and collision repair business.
- ✔ **Prime Location:** 0.58 acre commercial property with high visibility and accessibility in Griffin, GA.
- ✔ **Building Specifications:** One story 4180 SF facility fully equipped for continued auto repair operations. Well maintained with new roof in 2020 and recent heating upgrade.
- ✔ **Valuable Zoning & Status:** Zoned C3 Commercial for towing and auto service/repair, with grandfathered status ensuring continued use for towing services. The city of Griffin is no longer issuing new permits for towing companies.
- ✔ **High-Value Features:** Includes a large asphalt parking lot and a secured storage lot, enhancing operational efficiency and security.

Offered at \$849,000 total

Contact Chinile Caudle at (404) 550-1018

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