

FOR SALE or LEASE

159 Garage Lane
Winfield, WV 25213

Realcorp is pleased to be the broker for the sale and/or lease of Greg Cline's auto body shop located in Winfield, West Virginia. Mr. and Mrs. Greg and his wife have decided to move to Charlotte and are placing this property on the market for the first time. The business was originally started by Mr. Cline's father and he took it over 20 years ago.

They maintain extremely good relationships with all the major insurance companies and they have a staff of mechanics and body shop people that have been with them for years who plan on staying with the new buyer. The equipment is state-of-the-art and this shop is run on an extraordinarily clean basis with the proper filtration equipment.

The main building has over 11,000 ft.² and there is an adjacent barn for the storage of parts and materials and cars that measures 4600 ft.² There is adequate room for the storage of cars on the premises and the area has no zoning, meaning that other than the regulatory air pollution people, there are no governmental influences.

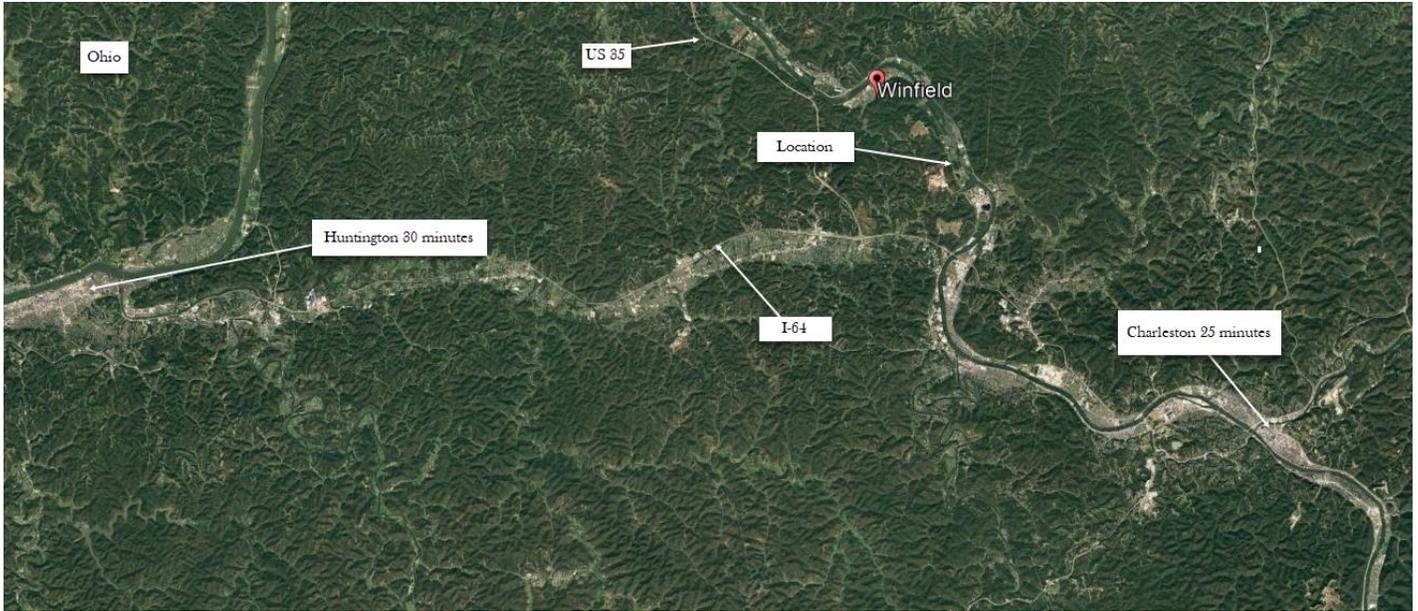
The owners are in a position to sell the building along with the business and/or sell the business and lease the building and grounds back to the tenant or do owner financing; depending on the amount of equity placed into the property by the purchaser. A seamless transition is anticipated. The owners would be willing to stay on for a short period of time to acclimate purchaser to the system and all of the other business attributes.

It is rare that a body shop comes along for sale in the state of West Virginia. They tend to stay attached to the families that originated them. This is a case where the family wants to move to Charlotte for family reasons and the entire operation is up for sale or lease.

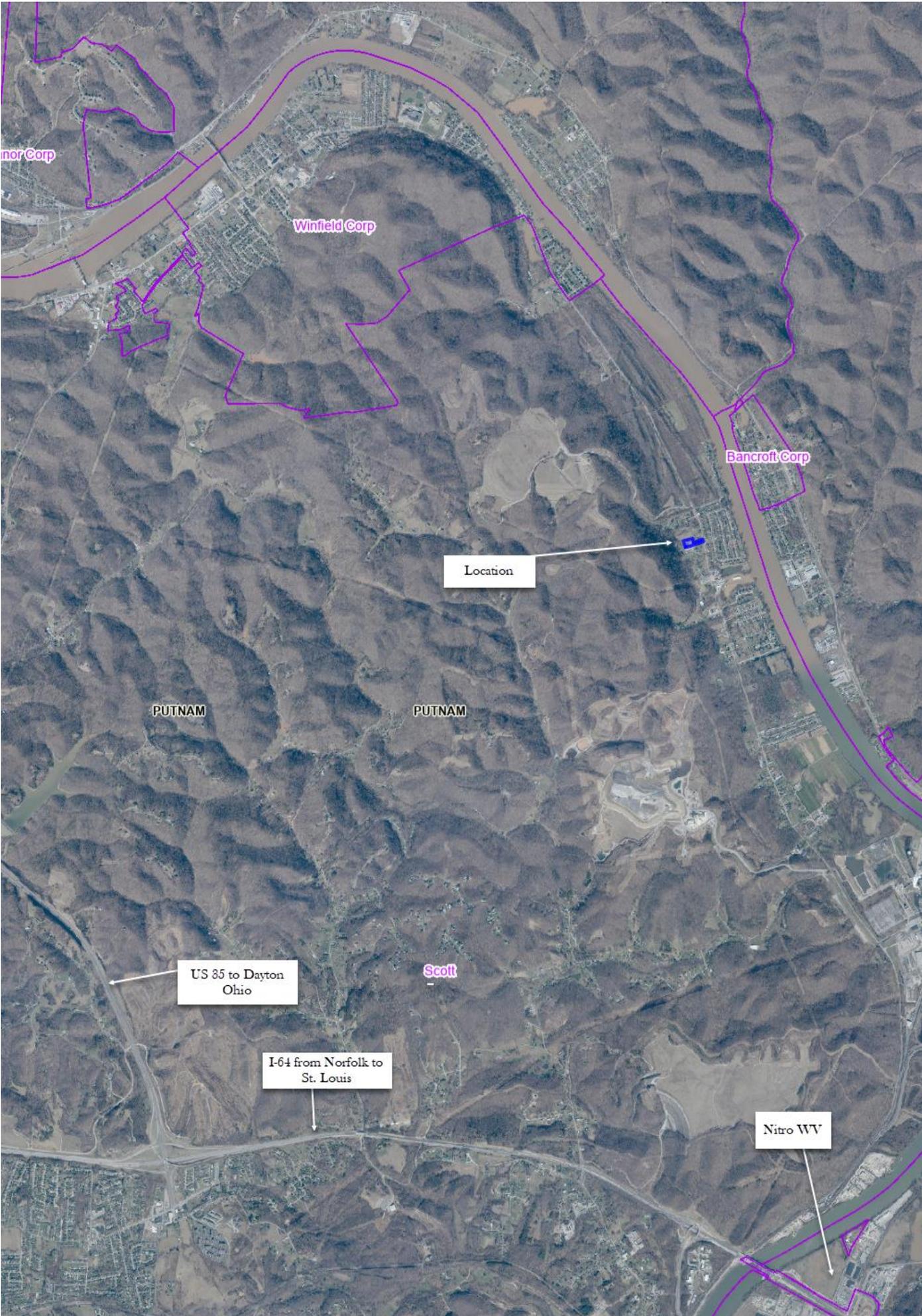
The financials are pretty stunning and can be shared with purchasers who show a serious interest and are willing to sign a non-disclosure agreement. This is a well-oiled Swiss watch-type operation that can be easily run by someone with good business acumen and who knows the auto body business.

Winfield, WV

Located virtually half way between Huntington and Charleston, Winfield is a popular city on the Kanawha River.



Traffic flow in front of the property is about 4400 vpd.



nor Corp

Winfield Corp

Bancroft Corp

Location

PUTNAM

PUTNAM

US 35 to Dayton Ohio

Scott

I-64 from Norfolk to St. Louis

Nitro WW



The property contains 1.61 acres and is dead level flat. It is also out of the floodplain for the Kanawha River.

Improvement Description



There are two improvements to the property. One is the body shop which is in the center of the photograph and the other is a building which was attached to a barn which was originally on the property many years ago. The body shop is much newer.

The main building in the complex is a 50' x 120' - 6000 square-foot pre-engineered steel building that is in very good condition. It is where all of the major bodywork is done in the shop. It has a paint booth inside it, along with storage for various paints and supplies and other equipment used in the business. The pictures show how good it looks on the inside. It is a nice building and an excellent place to do business. Attached to it is a 52' x 60' 3120 ft.² administration building which has classrooms, bathrooms, lobby, offices, kitchenette, and other storage areas. It is in beautiful condition and is occupied by the administrative staff. Attached to the main building is a 1200 square-foot paint booth and a 720 square-foot preparation area, both of which are integral to the automobile and truck painting business. This is a business which is covered by industry standards for air pollution and environmental regulations. Consequently, there are high-grade filtration systems and airflow equipment that make it highly sophisticated. The mechanical systems including the lighting are all of high-grade construction. There were no conditions whatsoever that would cause any diminution or lessening in value. The building was sealed and effectively insulated. 11,040 sf in the building.

Slightly to the west of the main building is an old barn that measures 38' x 40' and contains 1520 ft.² and an older storage building which is also frame measuring about 90' x 34' and containing 3060 ft.² for storage of vehicles, supplies, equipment, and the like. On two sides of that building is a covered shed measuring 2300 ft.²

The only other improvement to the property is about 18,000 ft.² of a combination asphalt and concrete paving.

Photos of Subject Property



Portico over the entrance



Overview of the main body shop in the office



The preparation bay



One of the sides of the building



The rear of the building



Front entrance to offices



Main entrance to the large building



Metal building behind the barn



Foyer



Classroom



One of the paint booths



The main body shop



Similar; new paint booth on the right



Similar



Front view of new paint booth



Executive office



Secondary entrance driveway



The barn



Similar



Shed attached to the metal building behind the barn



Expansion space



View from the rear



Rear concrete driveway

DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
STANDARD FLOOD HAZARD DETERMINATION FORM (SFHDF)

OMB Control No. 1660-0040
Expires: 09/30/2023

SECTION I - LOAN INFORMATION			
1. LENDER/SERVICER NAME AND ADDRESS Burke & Herbert Bank & Trust Company, Inc 310 North Main Street Moorefield, WV 26836 <u>Branch:</u> 065 <u>Requested By:</u> Rachel Simons		2. COLLATERAL DESCRIPTION (Building/Mobile Home/Property) (See instructions for more information.) 159 GARAGE LN WINFIELD, WV 25213 <u>Borrower:</u> GREG CLINE AUTOMOTIVE, INC.	
3. LENDER/SERVICER ID # 933621	4. LOAN IDENTIFIER 8160608	5. AMOUNT OF FLOOD INSURANCE REQUIRED	
SECTION II			
A. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) COMMUNITY JURISDICTION			
1. NFIP Community Name PUTNAM COUNTY	2. County(ies) UNINCORPORATED AREAS	3. State WV	4. NFIP Community Number 540164
B. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA AFFECTING BUILDING/MOBILE HOME			
1. NFIP Map Number or Community-Panel Number (Community name, if not the same as "A") 54079C 0163D	2. NFIP Map Panel Effective/Revised Date 02/02/12	3. Is there a Letter of Map Change (LOMC)? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (if yes, and LOMC date/no. is available, enter date and case no. below).	
4. Flood Zone X*	5. No NFIP Map Date _____ Case No. _____		
C. FEDERAL FLOOD INSURANCE AVAILABILITY (Check all that apply.)			
1. <input checked="" type="checkbox"/> Federal Flood Insurance is available (community participates in the NFIP). <input checked="" type="checkbox"/> Regular Program <input type="checkbox"/> Emergency Program of NFIP			
2. <input type="checkbox"/> Federal Flood Insurance is not available (community does not participate in the NFIP).			
3. <input type="checkbox"/> Building/Mobile Home is in a Coastal Barrier Resources Area (CBRA) or Otherwise Protected Area (OPA), Federal Flood Insurance may not be available. CBRA/OPA Designation Date: _____			
D. DETERMINATION			
IS BUILDING/MOBILE HOME IN SPECIAL FLOOD HAZARD AREA (ZONES CONTAINING THE LETTERS "A" OR "V")? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
If yes, flood insurance is required by the Flood Disaster Protection Act of 1973. If no, flood insurance is not required by the Flood Disaster Protection Act of 1973. Please note, the risk of flooding in this area is only reduced, not removed.			
This determination is based on examining the NFIP map, any Federal Emergency Management Agency revisions to it, and any other information needed to locate the building/mobile home on the NFIP map.			
E. COMMENTS (Optional)			
Section II.B.4 applies to all buildings on property described in Sec I.2. * The subject property IS PARTIALLY WITHIN a Special Flood Hazard Area. The existing STRUCTURE, however, is not affected and is not in the floodplain.			
THIS FLOOD DETERMINATION IS PROVIDED TO THE LENDER PURSUANT TO THE FLOOD DISASTER PROTECTION ACT. IT SHOULD NOT BE USED FOR ANY OTHER PURPOSE.			
CENSUS DATA: St: 54 Co: 079 MSA: 265800 Tract: 0204.00 Alt-Tract: 54079020400			
F. PREPARER'S INFORMATION			
NAME, ADDRESS, TELEPHONE NUMBER (if other than Lender) CoreLogic Flood Services 1825A Kramer Lane Austin, TX 78758 1-800-447-1772		DATE OF DETERMINATION 09/17/24 at 04:47 PM CDT FloodCert #: 2409426178 *** LIFE-OF-LOAN ***	

