



TEAM CLEMONS
premier REALTORS



104 NE 80TH AVE

PORTLAND, OR 97213

*AUTO REPAIR SHOP IN MONTAVILLA
REAL ESTATE + BUSINESS INCLUDED*



ALL THE DETAILS

REAL ESTATE + BUSINESS

\$1,900,000

Year Built: 1950

Zoning: CS

Sq Ft: 3,400

Taxes (2022): \$3,250

MLS#: 23404877

Proj. Gross Income: \$1,600,000

Based upon last two years of operations

Previous financials available upon request

Parking: On Site, Secured



WE BUILT THE FOUNDATION... NOW YOU CAN REAP THE BENEFITS!

Don't miss this chance to own a debt-free auto repair shop in trendy Montavilla. At over 2,700 square feet, you can make this the shop of your dreams. Convenient access on a corner lot offers flexibility and efficiency.

The property comes with everything you need to get started - lifts, jacks, stands, compressors, office equipment, and more. Even your reputation will get a great start since our 4.6 star Google rating will transfer to you and we have a stellar track record with local vendors. See the entire list of property that is included in the sale on the next page.

PROPERTY INCLUDED

- 4 2 Post Lifts
- 1 4 Post Lift
- AC Machine R134
- Jacks, Jack Stands
- First Aid, and Fire extinguishers
- Desks and Chairs Lobby and Office
- Customer Flat Screen
- Filing Cabinets
- Lighting/Fixtures
- 18 Camera Systems
- Monitored alarm System
- Compressor Hose Reels
- Employee Table and Chairs
- Parts Shelves
- Gear Oil
- Head lights
- Oil Filters and Shelving
- Various ATF Fluids
- Oil Storage Tank
- Hunter Alignment Machine
- Engine Additives
- BG Product Line
- Engine Stand
- Press
- Smoke Machine
- Current 4.6 google Star Rating will Transfer
- Bulb Cabinet
- Radiator Caps and Cabinet



SPECIAL EQUIPMENT

- Timing Light
- Noid Fuel Lights
- U Joint Press
- Head Gasket Tester
- Vacuum Pump
- AC Sniff tester
- Compression Tester
- Leak Down Tester
- Crows Feet
- Quick Disconnect Set
- Disc Brake Compressor Tool
- Seal and Bearing Driver
- Work Benches
- Compressor
- Full list available upon request

Scan Tools

- Snap On Verus With european and Cables, Adaptors with Oscilloscope and Test leads
- Autel Scan Tool with Most of Snap on Functions

Assortments

- Hardware
- Cooper washers
- Multiple O Ring
- AC Fittings
- Grease Fittings
- Terminal Repair
- Machine Screws
- Oil Drain Plugs
- Oil Drain Washers
- Brake Parts
- Plug wire assortment





MAKE AN OFFER
ON THIS
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REAL ESTATE + BUSINESS INCLUDED

www.teamclemons.com
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