



PILOT

PROPERTY GROUP

TONY CAVATAIO

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**TURN-KEY AUTO REPAIR & COLLISION SHOP
500 E. HURON BLVD, MARYSVILLE, MI 48040**

FOR SALE: \$999,000

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PROPERTY SUMMARY:

500 E. Huron Blvd., Marysville, MI 48040

Type: Industrial
Cross Streets: Corner of Busha Hwy & Huron Blvd
Building SF: 10,000
Construction: Steel
Parcel Size: 1.57 Acres
Year Built: 1986
Zoning: M-1
Office Sq. Ft.: 624
Shop Sq. Ft.: 6,376
Ceiling Height: 10'-16'
Lighting: LED
Grade Level Doors: 10
Heat Type: Radiant/Forced Air
Power: 3 Phase
Gated Outside Storage: Yes
Auxiliary Building: Yes
Parking Spaces: Ample
Price: \$999,000



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LOCATION OVERVIEW:

St. Clair County, Michigan

St. Clair County is a county located in the U.S. state of Michigan and bordering the west bank of the St. Clair River. As of the 2020 census, the population was 160,383. It is the 13th-most populous county in the state. The county seat is Port Huron, located at the north end of the St. Clair River at Lake Huron.

St. Clair County is home to more than 163,000 residents, abundant natural resources, fantastic year-round recreational opportunities, trails, beaches, community festivals, and some of the most productive farming in Michigan. The county offers a mix of charming downtowns and gorgeous rural vistas provide residents with an amazing quality of life in the Blue Water Area.

Beautiful communities and friendly residents! St. Clair County is an affordable, safe community for families and a great place to start or grow a business. We have everything: quality schools, great infrastructure, a talented workforce, and an overall environment for success.

St. Clair County has among the highest number of boat registrations per capita in the United States and is home to the Annual Port Huron-to-Mackinac Sailboat Race, the largest freshwater sailing event of its kind in the world. With an abundance of water resources, St. Clair County boasts the world's longest freshwater boardwalk along the St. Clair River, which forms the international border between Michigan and Ontario, Canada.



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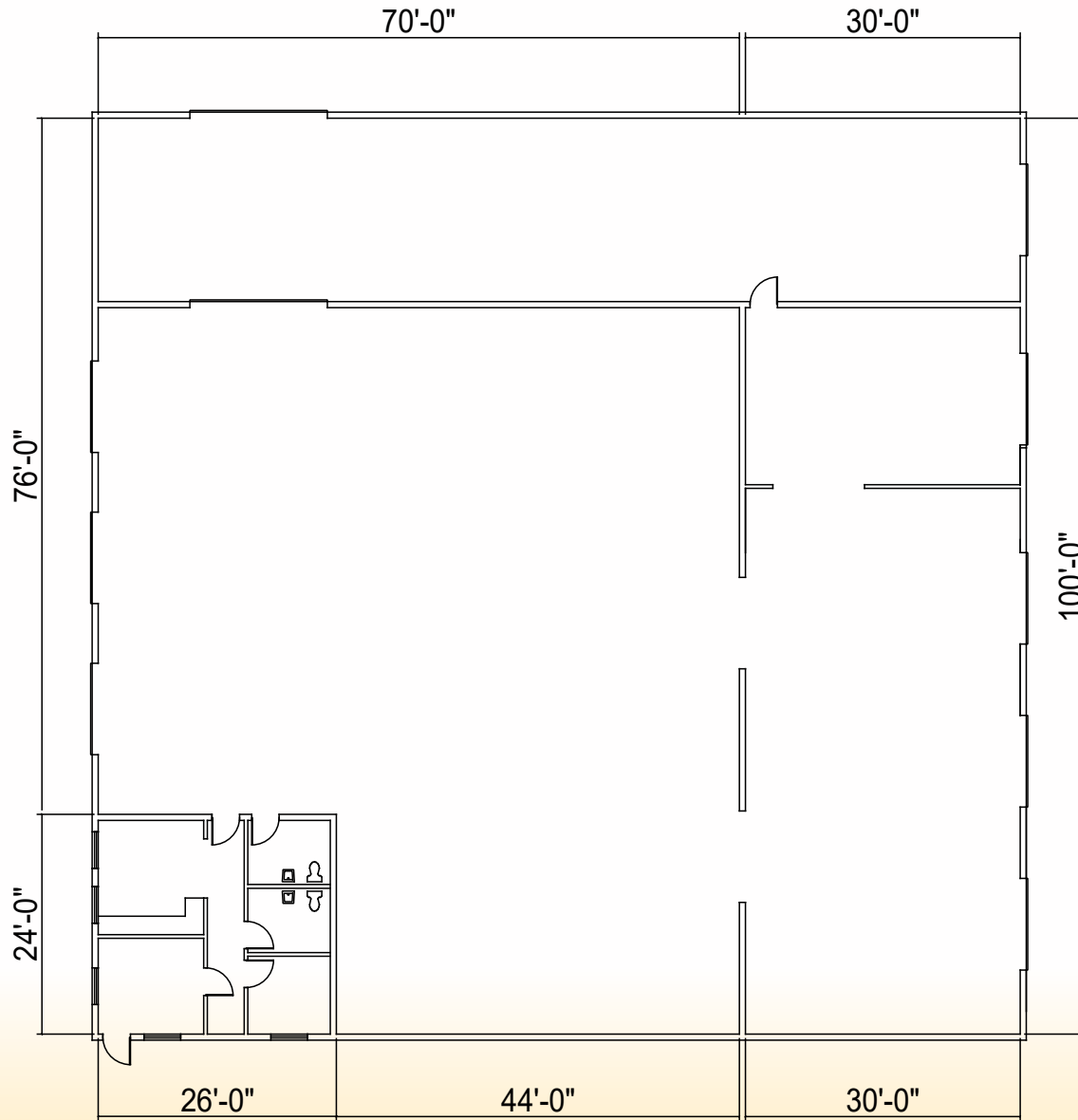
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FLOORPLAN:

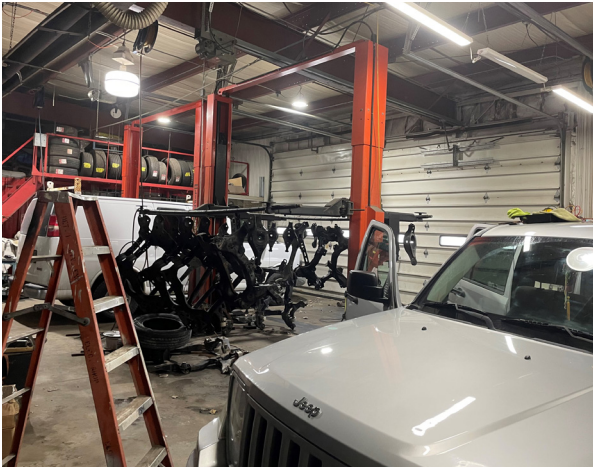


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EQUIPMENT LIST:

- (2) Down Draft Paint Booths
- (3) 5 HP Compressors
- (4) Hoists
- Detailing Bay with 5- HP Power Washer & Overhead Wand
- 5 Bay Black Hawk Frame Bay with 3 Size Hoists
- Water, Air and 220 power on every Shop Wall
- Front End Alignment Rack & Pinion (20k).

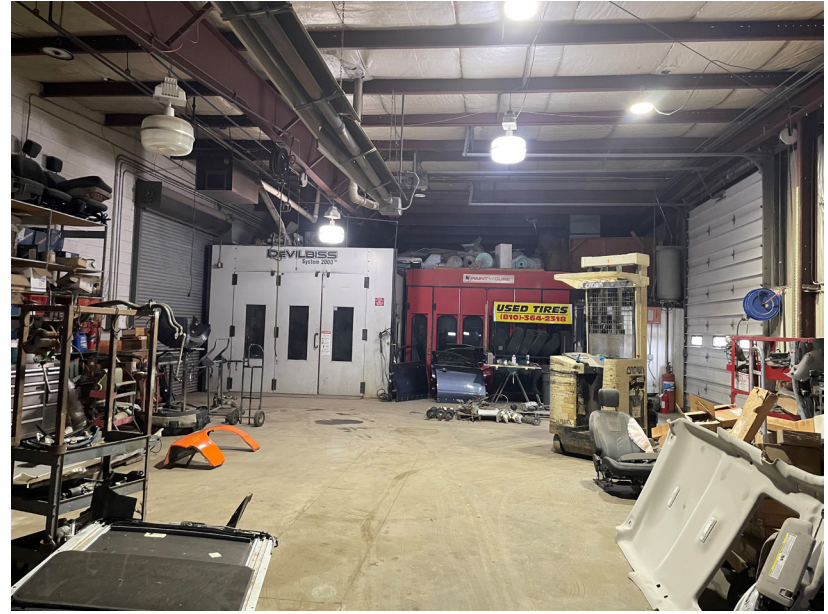


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